



BROOK GAMBLE



8A Gorrington Close, Eastbourne, BN20 9SU

£350,000

Brook Gamble are delighted to offer to the market this very well presented 2 bedroom semi-detached bungalow in sought after Willingdon. Set in a cul-de-sac location and occupying a large corner plot with fine views to The South Downs, the bungalow is considered to be mobility friendly with a gated driveway and ramped access to the side door. The bungalow boasts large gardens and a garage, whilst local schools and shops are a short distance away. Further benefits include the large bathroom with bath and shower cubicle, gas central heating and uPVC double glazing as well as a garage. Viewing is considered essential to fully appreciate this delightful home. Sole Agents.

Entrance Hall

Leaded light patterned glazed composite front door opening into Entrance Hall; with laminate wood effect flooring, radiator, hatch to loft space.

Lounge / Dining Room 16'10 x 15'5 (5.13m x 4.70m)

Laminate wood effect flooring, two radiators, UPVC double glazed double doors with side screens opening onto Rear Garden. Doorway to Kitchen.

Kitchen 12'2 x 8'3 (3.71m x 2.51m)

Stainless steel one and a half bowl sink unit inset into work surface with mixer taps and inset single drainer. Range of drawers and base units with working surfaces over incorporating four Ring Zanussi gas hob with cooker hood above and electric oven below. Space and plumbing for dishwasher, integrated fridge freezer, integrated washing machine, wall units, inset ceiling spotlights, uPVC double glazed window to rear, frosted UPVC double glazed door opening onto Rear Garden.

Bedroom 1 14'11 x 8 (4.55m x 2.44m)

Laminate wood effect flooring, radiator, uPVC double glazed window to front.

Bedroom 2 11'6 x 9'10 (3.51m x 3.00m)

Laminate wood effect flooring, radiator, UPVC double glazed window to front with fitted shutter blinds. Wash basin with mixer tap and cupboard below.

Bathroom 8'5 x 8'2 (2.57m x 2.49m)

Fitted bath having mixer taps and handheld shower attachment. Pedestal wash basin. Shower cubicle with wall mounted shower unit, handheld shower attachment, rainfall showerhead, glazed shower screen, fully tiled walls, heated towel rail, low flush WC, inset ceiling spotlights, frosted UPVC double glazed window to side.

Outside

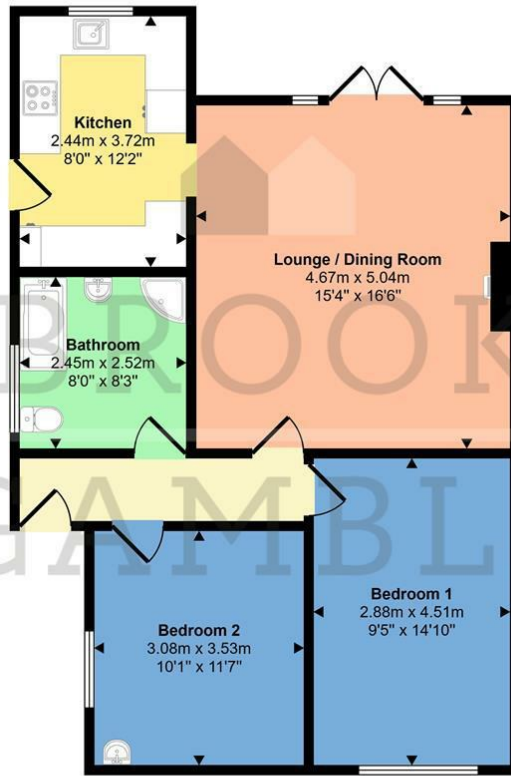
There are gardens to the front, side and rear of the property.

The front garden is laid mainly to lawn and has a gated driveway leading to the Garage; with up and over door.

The rear and side gardens enjoy lovely views to The South Downs and are laid mainly to lawn with flower beds, borders and patio and is enclosed by timber fencing and a gate for side access.

Floor Plan

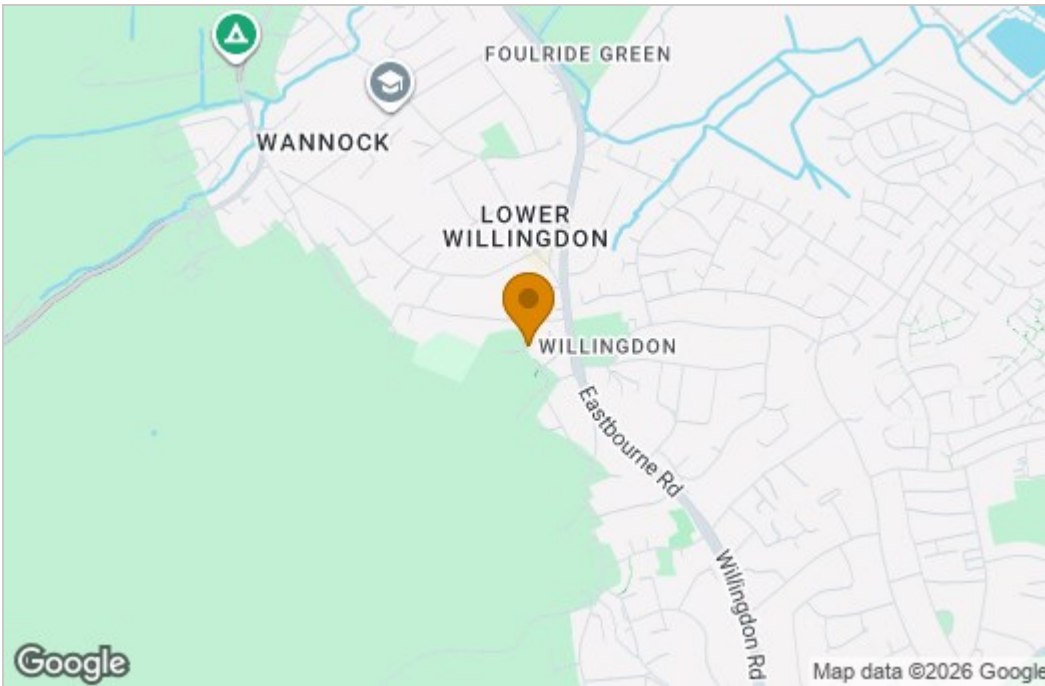
Approx Gross Internal Area
70 sq m / 751 sq ft



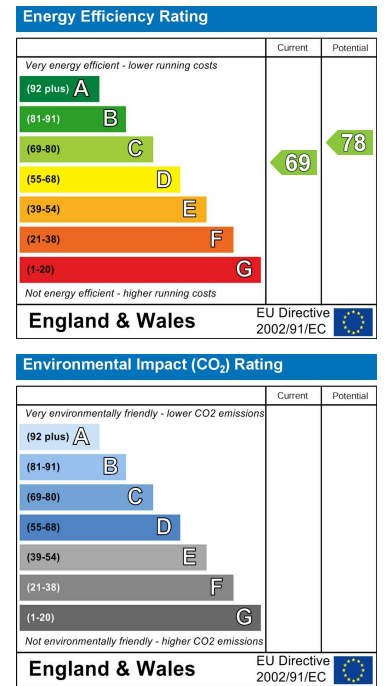
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.