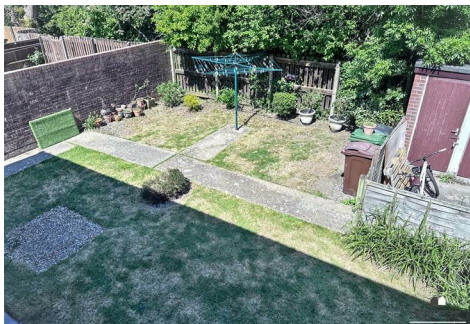




BROOK GAMBLE



37 Oulton Close, Eastbourne, BN23 8DH

£187,950

Brook Gamble offer to the market this 2 bedroom first floor maisonette with a private rear garden. Benefitting from a private ground floor entrance, the sizeable property has been the subject of much redecoration and improvement by the present owners and as such boasts a delightful 17'3 Lounge, which enjoys far reaching views to the South Downs. There is a delightful refitted kitchen, 2 double bedrooms and an L-shaped study. Further benefits include gas central heating and uPVC double glazing. Viewing is considered essential. Sole Agents.

Entrance

Private composite front door opening into Entrance vestibule; with stairs to Entrance Hall/Landing.

Landing / Hallway

Hatch to loft space. Linen cupboard.

Lounge 17'3 x 12'4 (5.26m x 3.76m)

Wood effect flooring; feature fireplace, built-in cupboards, radiator, UPVC double glazed window to front with lovely far reaching views to the South Downs. Door to Kitchen.

Kitchen 9'8 x 8'9 (2.95m x 2.67m)

Single drainer sink unit having mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob with cooker above and electric oven below. Space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer. Part tiling to walls, wall units, radiator, UPVC double glazed window to rear.

Bedroom 1 13'4 x 10'5 (4.06m x 3.18m)

Radiator, UPVC double glazed window to rear.

Bedroom 2 12'8 x 10'4 (3.86m x 3.15m)

Radiator, uPVC double glazed window to front with views towards the South Downs.

L-Shaped Study 7'6 red to 3'7 x 6'9 red to 3'6 (2.29m red to 1.09m x 2.06m red to 1.07m)

High-level UPVC double glazed window.

Bathroom

Bath, glazed shower screen, pedestal wash basin, frosted UPVC double glazed window to rear.

Separate WC

Low flush suite, tiled floors, part tiling to walls, frosted UPVC double glazed window to rear.

Outside

Outside, there's a private garden to the rear of the property which is laid mainly to lawn, and a brick built storage shed.

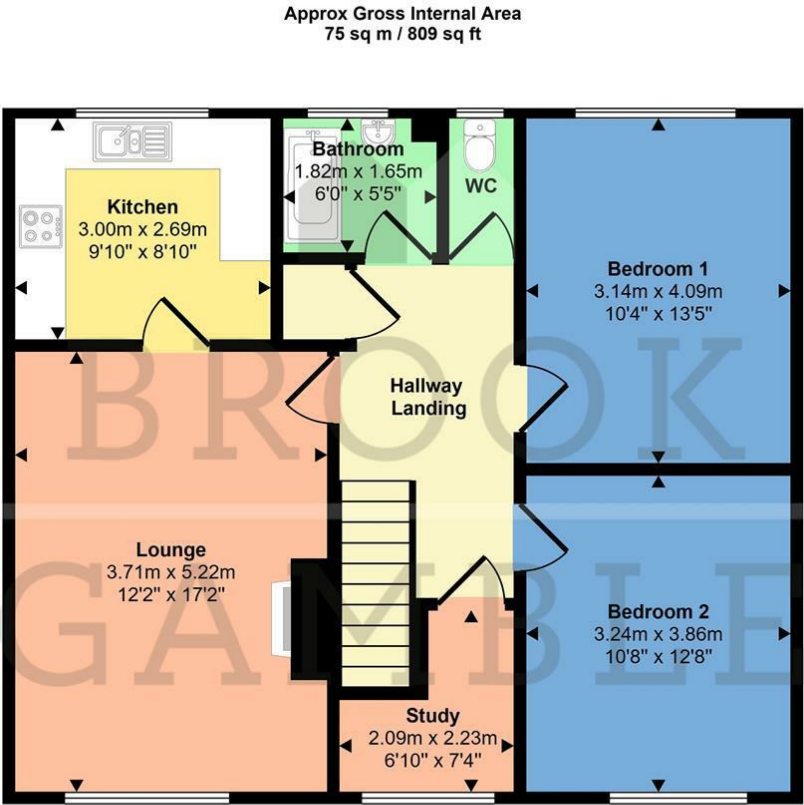
Other Information

Lease: 93 years remaining.

Ground Rent: £10pa

Maintenance details: Available on request

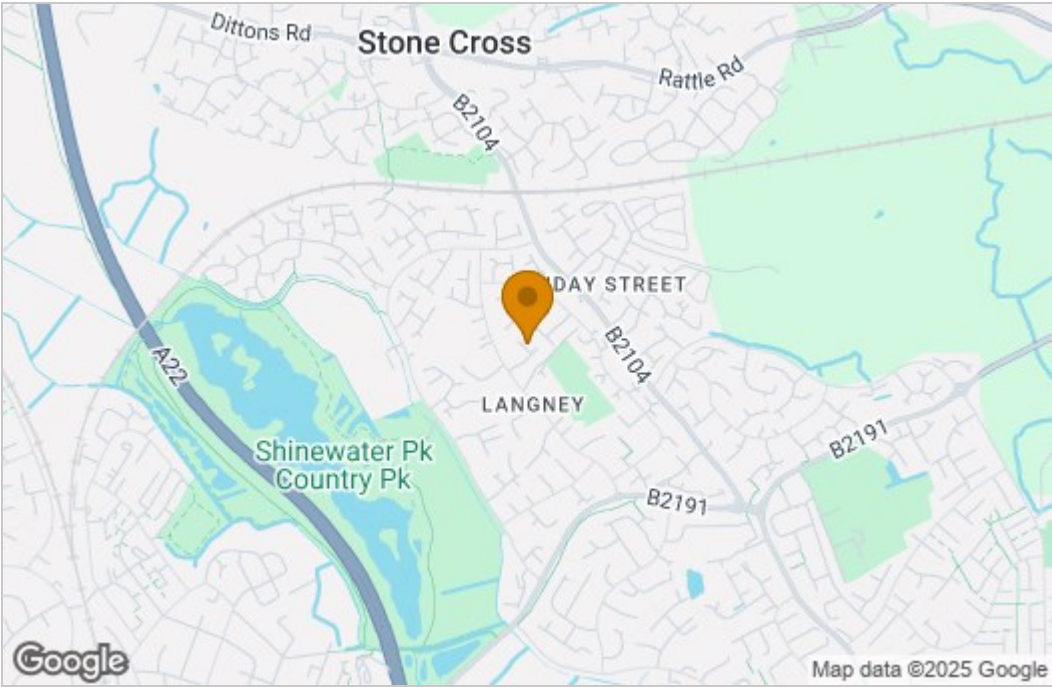
Floor Plan



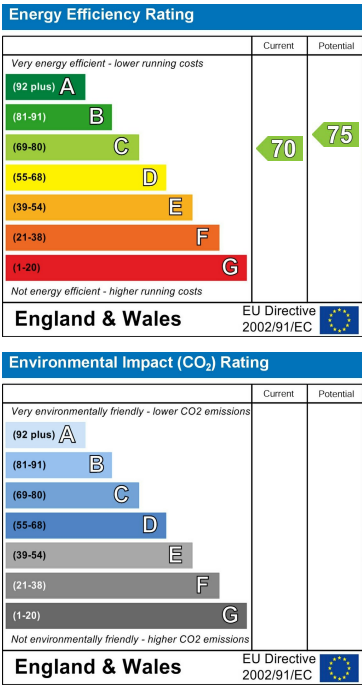
First Floor

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 firms employment has the authority to make or give any representation or warranty in respect of the property.