



# BROOK GAMBLE



**36a Windermere Crescent, Eastbourne, BN22 8PR**

**£390,000**

Brook Gamble are delighted to offer an EXCEPTIONALLY WELL PRESENTED and SKILLFULLY EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE in the heart of Roselands. With TASTEFUL, WELCOMING DECOR THROUGHOUT, this spacious home benefits from an EXTENDED KITCHEN BREAKFAST ROOM with BI-FOLD DOORS LEADING ONTO A BEAUTIFULLY LANDSCAPED REAR GARDEN, complete with TIMBER CABIN which offers a variety of uses. With THREE GOOD SIZED BEDROOMS, UTILITY ROOM, double glazing and central heating, this is a SIMPLY MUST VIEW PROPERTY. Sole Agents.

Double glazed front door to:

### **Entrance Hall**

Under stairs storage cupboard. Further under stairs storage cupboard. Wall mounted heating thermostat. Radiator. Ceiling coving. Stairs rising to first floor landing.

### **Ground Floor WC**

Low level WC. Wash hand basin. Tiled splashback. Radiator. Tiled floor. Double glazed window to side aspect.

### **Lounge 13'5" x 13'2" into bay (4.09m x 4.01m into bay)**

Open fire with feature fire surround and hearth. Double glazed picture bay window to front aspect.

### **Second Reception Room 11'9" x 11'3" (3.58m' x 3.43m)**

Open fire with feature fire surround with hearth. Recessed ceiling spotlights. Under floor heating. Open plan to:

### **Kitchen Breakfast Room 19'1" x 10'5" (5.82m x 3.18m)**

(Kitchen breakfast room extension, open plan with second reception room). Fitted with a range of base units in oak with oak worktop. Single bowl sink unit with mixer tap and drainer. Recessed ceiling spotlights. Tiled floor. Under floor heating. Vaulted ceiling with two Velux windows. Double glazed window to rear aspect. Double glazed bi-fold doors leading directly onto garden. Door to:

### **Utility Room 7'9" x 7'3" (2.36m x 2.21m)**

Butler's sink with mixer tap. Purified water system. Worktop. Wall mounted Worcester Greenstar gas central heating boiler and water softener. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for upright fridge freezer. Space for under counter fridge or freezer. Space for further under counter fridge or freezer. Radiator. Recessed ceiling spotlighting. Tiled floor.

Stairs, from entrance hall, to :

### **First Floor Landing**

Double glazed window to front aspect. Access to loft.

### **Bedroom 1 14'6" x 13'5" into bay (4.42m x 4.09m into bay)**

Feature fire surround with tiled hearth. Radiator. Picture rail Exposed wooden floorboards. Double glazed bay window to front aspect.

### **Bedroom 2 11'2" x 9'1" (3.40m x 2.77m)**

Airing cupboard housing hot water cylinder with shelving above. Radiator. Exposed floorboards. Double glazed picture window to rear aspect.

### **Bedroom 3 10'9" x 8'2" (3.28m x 2.49m)**

Picture rail. Radiator. Two double glazed windows to rear aspect, overlooking rear garden.

### **Family Bathroom**

White suite comprising bath with mixer tap and shower attachment, wash hand basin and low level WC. Wall mounted electric shower over bath, with riser rail, shower attachment and rainfall shower head. Heated towel rail. Radiator. Double glazed windows to side aspect.

### **Outside**

Step through the bi-fold doors from the kitchen breakfast room to the delightful southerly facing rear garden, with large patio area and gate to side. The garden is landscaped with raised sleeper bed borders, and a variety of mature shrubs and plants. There is an area of lawn, and a large pond. The large area of decking leads to:

### **Cabin 17'3" x 10'8" (5.26m x 3.25m)**

Located at the rear of the garden, the delightful, fully insulated cabin has lighting and power, double glazed windows and double glazed French doors. Suitable for a multitude of uses such as home office, hobby room or home gym.

### **Other Information**

Council Tax Band C

Total floor area 107 square metres

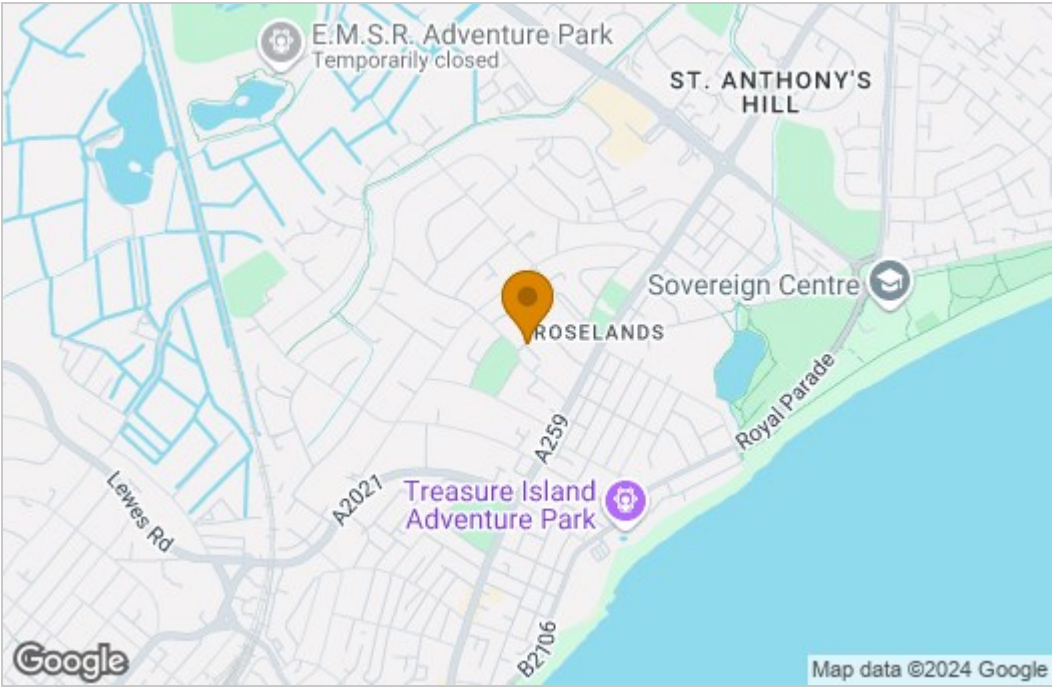


Floor Plan

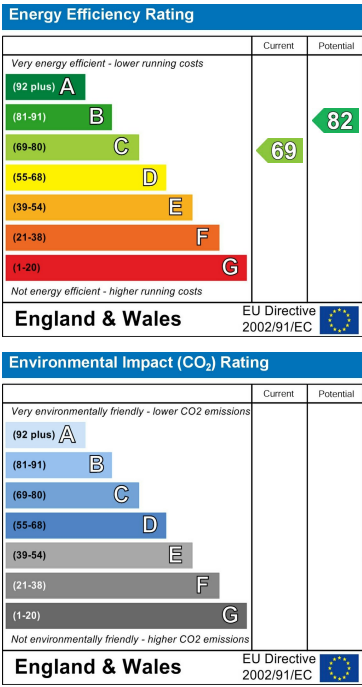


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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