BROOK
GAMBLE

80 Church Street, Eastbourne, BN22 0HX

£465,000

Brook Gamble are delighted to offer to the market this charming detached character home in the much sought after location of Church Street, Willingdon. The property is in need of some updating but occupies a large corner plot and as such boasts gardens to all four sides. The property itself enjoys large ground floor accommodation comprising a 22' Lounge, Dining Room, Kitchen, Study, Breakfast Room and Cloakroom, whilst the first floor boasts 2 double bedrooms and a Jack And Jill Bathroom servicing both bedrooms. The rear garden is a particular feature, with its well stocked flower beds, mature trees and hedges as well as a pond, sun patio and lawn. There is a detached garage and driveway to the rear of the property. Located in popular Willingdon Village, the house is within a short distance of St Marys Church, The Wheatsheaf Pub and Chalk Farm Hotel and Nursery as well as other local shops and cafes. Access to the South Downs is close by as well as nearby bus services offering access in and out of Eastbourne. Viewing is considered essential to fully appreciate the potential of this home.

Entrance Porch
Leaded light glazed front door opening into Entrance Porch; with tiled floor and leaded light window to side.

Entrance Hall
Under stairs storage cupboard, leaded light UPVC double glazed window to side, radiator.

Lounge 22'5 x 10' max (6.83m x 3.05m max)
Two UPVC double glazed leaded light windows to rear and UPVC leaded ight double glazed window to side. Radiator, feature fireplace with brick chimney breast, tiled hearth and gas point. Wall lights, decorative beam, further radiator and beamed archway through to Dining Room.

Dining Room 12'1 x 10'6 (3.68m x 3.20m)
Radiator, leaded light window to Kitchen, UPVC double glazed leaded light window to side, UPVC double glazed sliding patio doors to Rear Garden.

Study 7' x 6'2 (2.13m x 1.88m)
Built-in desk, radiator, frosted UPVC double glazed leaded light window to front.

L-Shaped Kitchen 12'6 max red to 6'3 x 12'6 max red to 4'10 (3.81m max red to 1.91m x 3.81m max red to 1.47m)
Stainless steel twin bowl sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob, eye-level electric double oven, space and plumbing for washing machine, space and plumbing for dishwasher, range of matching wall units, part tiling to walls, tiled floor, radiato, UPVC double glazed leaded light window to front. Archway to Breakfast Room.

Breakfast Room 7'9 x 5'10 (2.36m x 1.78m)
Tiled floor, radiator, space for fridge freezer, UPVC double glazed leaded light window to front. Sliding glazed door to Rear Entrance Lobby.

Rear Entrance Lobby
Tiled floor, UPVC leaded light double glazed door giving access to the Rear Garden. Door to Cloakroom.

Cloakroom
Low flush WC, wash basin with tiled flashback, tiled floor, radiator, frosted UPVC double glazed window to side.

First Floor Landing
Turning staircase from Entrance Hall to First Floor Landing; storage cupboard with slatted shelving.

Bedroom 1 16'1 into bay x 10'3 (4.90m into bay x 3.12m)
Max measurements, excluding the depth of the built-in wardrobe cupboards, radiator, wall light, UPVC double glazed leaded light window to side. UPVC double glazed leaded light window to rear. Sliding door to Jack and Jill Bathroom.

Bedroom 2 11'1 x 8'6 (3.38m x 2.59m)
Radiator, UPVC double glazed leaded light window to front.

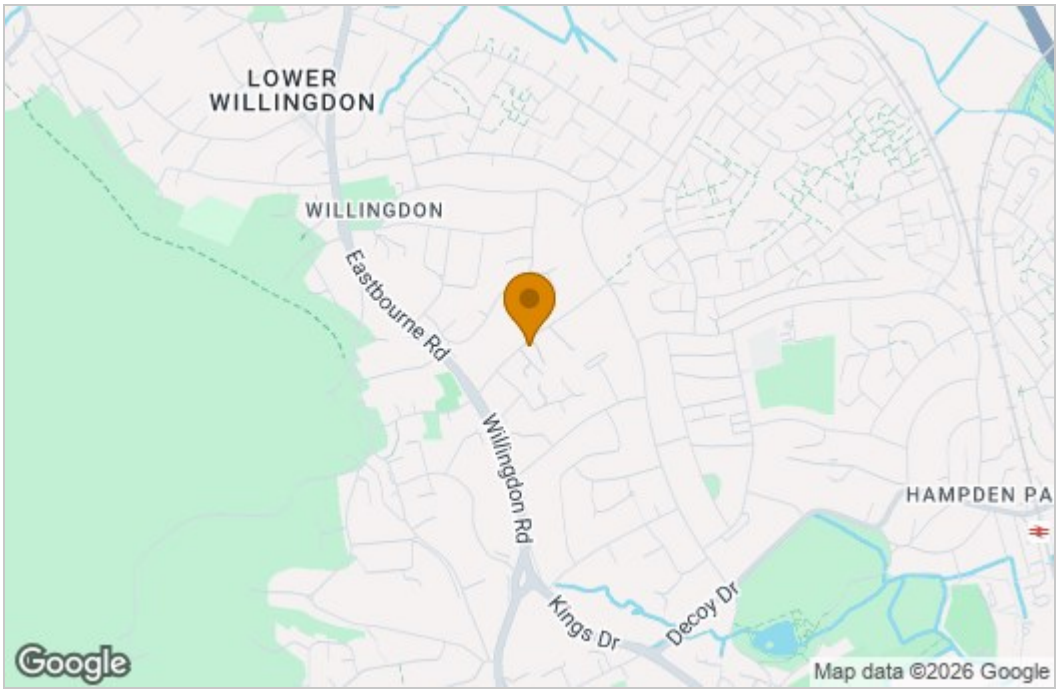
Jack and Jill Bathroom 11'6 max x 9'9 (3.51m max x 2.97m)
Bath with mixer taps, wash basin inset into vanity unit with drawers and cupboards below. Low flush WC, door to eaves storage. Tiled shower cubicle with wall mounted shower unit and folding glazed shower screen. Heated towel rail, further door to eaves storage, door to Bedroom 2.

Outside
There are gardens surrounding the property. To the rear is an attractive garden with a paved patio, pond, lawn greenhouse, flowerbeds, mature trees and shrubs hedge borders. There are gates to the front and the rear. The front garden is laid mainly to lawn with flowerbeds.

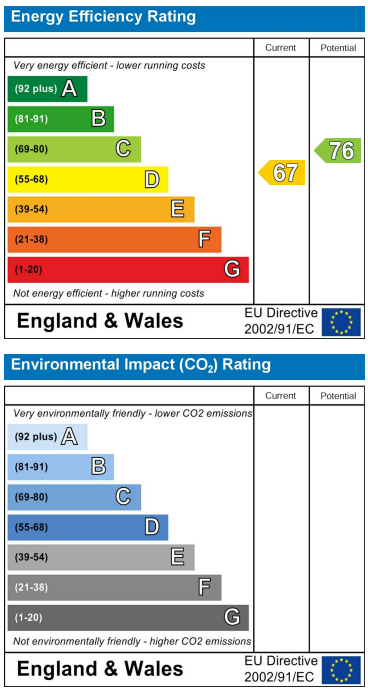
Accessed via driveway is the detached garage to the rear of the property, with a pitched roof and personal door to the garden.

Floor Plan

Area Map



Energy Efficiency Graph



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