



BROOK GAMBLE



32 Longland Road
, Eastbourne, BN20 8HS

Brook Gamble offer to the market this very well presented 3 bedroom semi-detached house in the much sought after Old Town area of Eastbourne. The house has been the subject of much improvement by the present owner, and as such boasts a wonderful open plan Kitchen/ Dining Room with a refitted Kitchen and access to the rear garden. Boasting a good sized rear garden, the house is also located just a short distance from Old Town Recreation Ground with its café, tennis courts, playground and football pitches. Popular local schools for all ages are close by, as well as local shops and the nearby South Downs. Viewing is considered essential to fully appreciate this home. Sole Agents.

£415,000

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- Sought After Location
- Open Plan Kitchen / Dining Room
- Cloakroom
- Close Old Town Recreation Ground
- Gas Central Heating
- Close Popular Schools
- Very Well Presented
- UPVC Double Glazing
- Sole Agents

Entrance Hall

Bathroom

Lounge

12'4 x 13'4 (3.76m x 4.06m)

Outside

Kitchen / Dining Room

18'9 x 12'3 (5.72m x 3.73m)

Cloakroom

First Floor Landing

Bedroom 1

13' x 12' (3.96m x 3.66m)

Bedroom 2

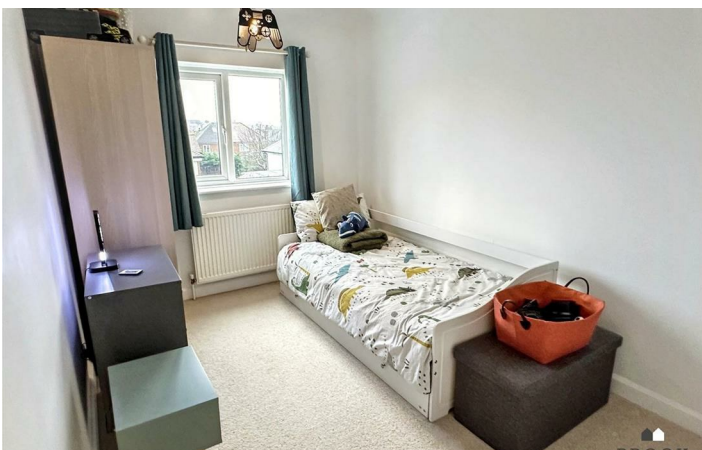
12'5 x 10'3 (3.78m x 3.12m)

Bedroom 3

11'3 x 8' (3.43m x 2.44m)



Directions



Floor Plan

Approx Gross Internal Area
94 sq m / 1008 sq ft



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.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		