



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

Lounge Outside

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

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



Ground Floor

Approx 48 sq m / 522 sq ft

First Floor

Approx 45 sq m / 486 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		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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