



BROOK GAMBLE



27 Downs Avenue, Eastbourne, BN20 8TW

£308,500

Brook Gamble offer to the market the opportunity to acquire this good sized 3 bedroom semi-detached house in the much sought after Old Town area of Eastbourne. The property is in need of modernisation and as such offers much scope for improvement. The house boasts a good sized rear garden and off street parking to the front. Further benefits include gas central heating and uPVC double glazing. Well located for popular local schools for all ages, the house is being offered to the market chain free.

Viewing is considered essential. Sole Agents.

Entrance Porch 4'11 x 4' (1.50m x 1.22m)

Glazed front door opening in to Entrance Porch with windows to three sides. UPVC frosted double glazed inner door opening into Entrance Hall.

Entrance Hall

Radiator, shoe cupboard, picture rail.

Lounge 12'1 into bay x 12'2 (3.68m into bay x 3.71m)

Fireplace with stove and brick built hearth with wooden mantle. Picture rail, radiator, UPVC double glazed bay window to front. Doorway to Dining Room.

Dining Room 13'8 into bay x 10'1 (4.17m into bay x 3.07m)

Laminate wood effect flooring, radiator, picture rail, UPVC double glazed double doors and windows to Rear Garden.

Kitchen 9'6 x 7'5 (2.90m x 2.26m)

Single drainer sink unit with mixer tap and cupboard below. Further drawers and base units with working surfaces over incorporating four ring gas hob with cooker hood above and electric oven below. Space and plumbing for washing machine, further appliance space, wall mounted gas boiler, part-tiling to walls, wall units, under stairs storage cupboard with UPVC double glazed window. UPVC double window to rear, UPVC double glazed double doors to Storage Area.

Storage Area 21'4 x 5'2 max (6.50m x 1.57m max)

Covered roof, UPVC double glazed door to front, UPVC double glazed door to Rear Garden.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; frosted UPVC double glazed window to side, hatch to loft space.

Bedroom 1 12'7 x 10'11 (3.84m x 3.33m)

Measurements are into the bay but exclude the depth of the built-in twin wardrobe cupboards. Fireplace, picture rail, radiator, UPVC double glazed bay window to front.

Bedroom 2 10'6 x 10'1 (3.20m x 3.07m)

Built-in cupboard with shelving. Fireplace, built-in chest of drawers with shelving above, radiator, picture rail, UPVC double glazed window to rear.

Bedroom 3 9'7 x 7'5 (2.92m x 2.26m)

Built-in wardrobe cupboard, radiator, laminate wood effect flooring, picture rail, UPVC double glazed window to rear.

Bathroom

Panelled bath, wall mounted shower unit, folding glazed shower screen, wash basin, low flush WC, inset ceiling spotlights, part tiling to walls, frosted UPVC double glazed window to side.

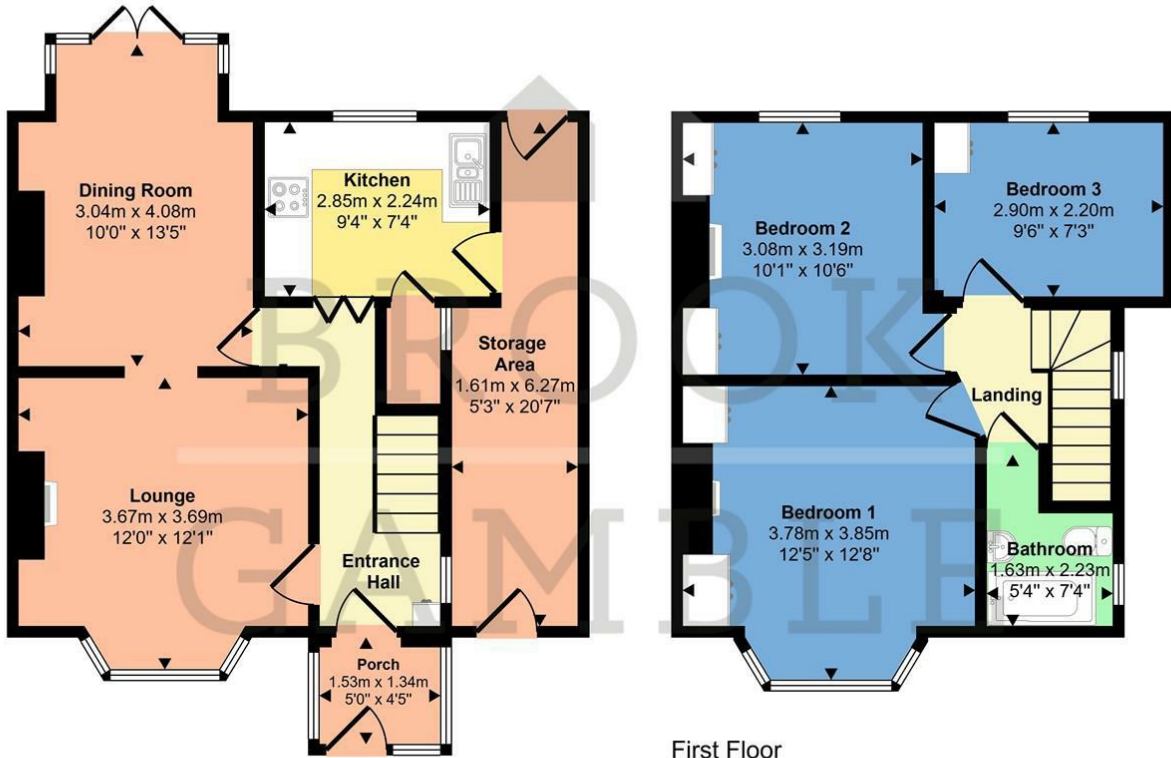
Outside

There are gardens to the front and rear of the property. The front garden is arranged as a driveway for off street parking, with a further paved area and flower beds.

The rear garden measures approximately 50 foot in length and has a lawn area, mature trees, shrubs and a storage shed.

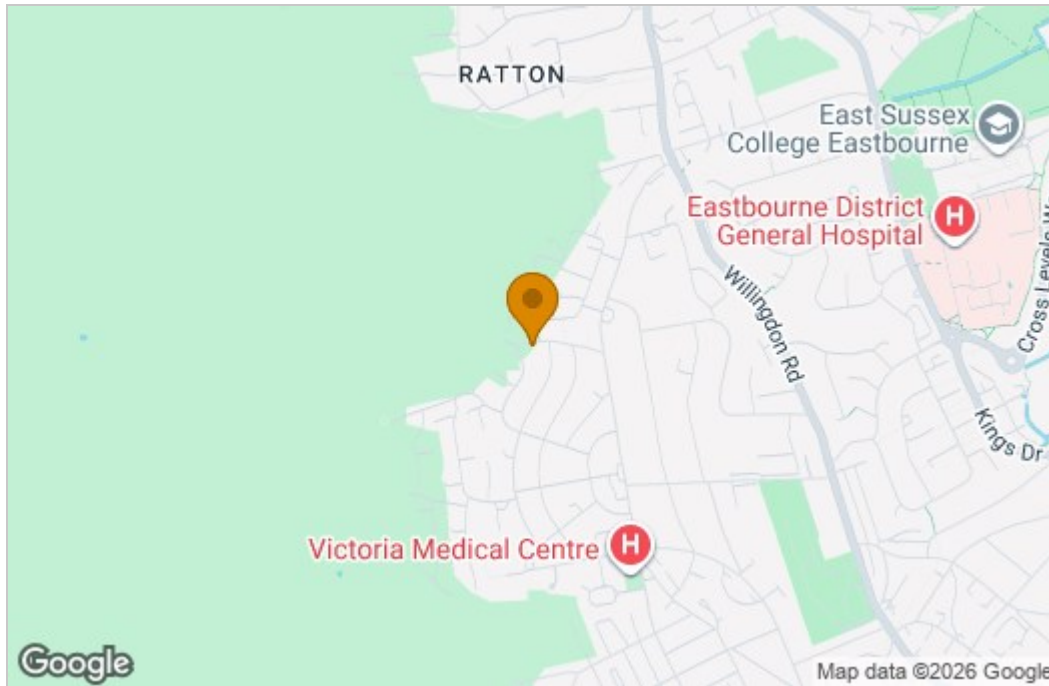
Floor Plan

Approx Gross Internal Area
89 sq m / 960 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.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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