



# BROOK GAMBLE



**166 Langney Rise, Eastbourne, BN23 7PA**

**£315,000**

Brook Gamble offer to the market this very well presented 3/4 bedroom extended semi-detached house in the popular Langney area of Eastbourne. The house boasts extended ground floor accommodation, including a 22' through Lounge / Dining Room and a Ground Floor Bedroom 4 / Study. A particular feature of the property is the good sized and well stocked rear garden and the insulated Log Cabin which boasts a wood burning stove. The house itself enjoys the benefits of gas central heating and uPVC double glazing and is well located for popular local schools for all ages as well as being on bus routes with services offering access to the nearby Langney Shopping Centre and into Eastbourne and surrounds. Being sold chain free, viewing is considered essential by the vendors sole agents.

### **Entrance Hall**

Composite frosted double glazed front door opening into Entrance Hall; with UPVC double glazed window to front, laminate wood effect flooring, double radiator, under stairs storage recess, further under stairs storage cupboard.

### **Lounge / Dining Room 22' x 12'1 reducing to 7'6 (6.71m x 3.68m reducing to 2.29m)**

Two radiators, UPVC double glazed window to front, UPVC double glazed double doors opening onto Rear Garden.

### **Kitchen 10'5 x 9'11 (3.18m x 3.02m)**

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over. Space for range oven, glazed splashback, space and plumbing for dishwasher, space and plumbing for washing machine, wall mounted gas boiler, UPVC double glazed window to side. Door to Bedroom 4/ Study

### **Bedroom 4 / Study 9'7 x 9'4 (2.92m x 2.84m)**

Radiator, laminate wood effect flooring, UPVC double glazed window to side. UPVC double glazed double doors opening onto Rear Garden.

### **First Floor Landing**

Turning staircase rising from Entrance Hall to First Floor Landing; with UPVC double glazed window to side, hatch to loft space (not inspected).

### **Bedroom 1 10'2 x 11'5 excluding recess (3.10m x 3.48m excluding recess)**

Radiator, UPVC double glazed window to front.

### **Bedroom 2 10' x 10' (3.05m x 3.05m)**

Built-in storage area with clothes rail and shelving, radiator, UPVC double glazed window to rear.

### **Bedroom 3 8'8 max x 8' (2.64m max x 2.44m)**

Radiator, UPVC double glazed window to side.

### **Bathroom**

Panelled bath with mixer taps, handheld shower attachment and rainfall showerhead. Wash basin set into vanity unit with drawers and cupboards below. heated towel rail, part tiling to walls, extractor fan, frosted UPVC double glazed window to side.

### **Separate WC**

Low flush WC, wash basin, 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 laid to with flower beds and borders.

The rear garden boasts a wooden pergola and paved path leading to the lawn area. There are well stocked flower beds and borders and mature hedges, a timber shed and paved patio and a further pathway leads to the Log Cabin. The garden is enclosed by brick wall gate for side access.

The Log Cabin measures 15'6 x 9'8, with a pitch roof wooden floor. There are work surfaces with storage cupboards and appliance space below. There is a wood burning stove and windows and double doors. Both the roof and floor have been insulated.

# Floor Plan

Approx Gross Internal Area  
85 sq m / 916 sq ft

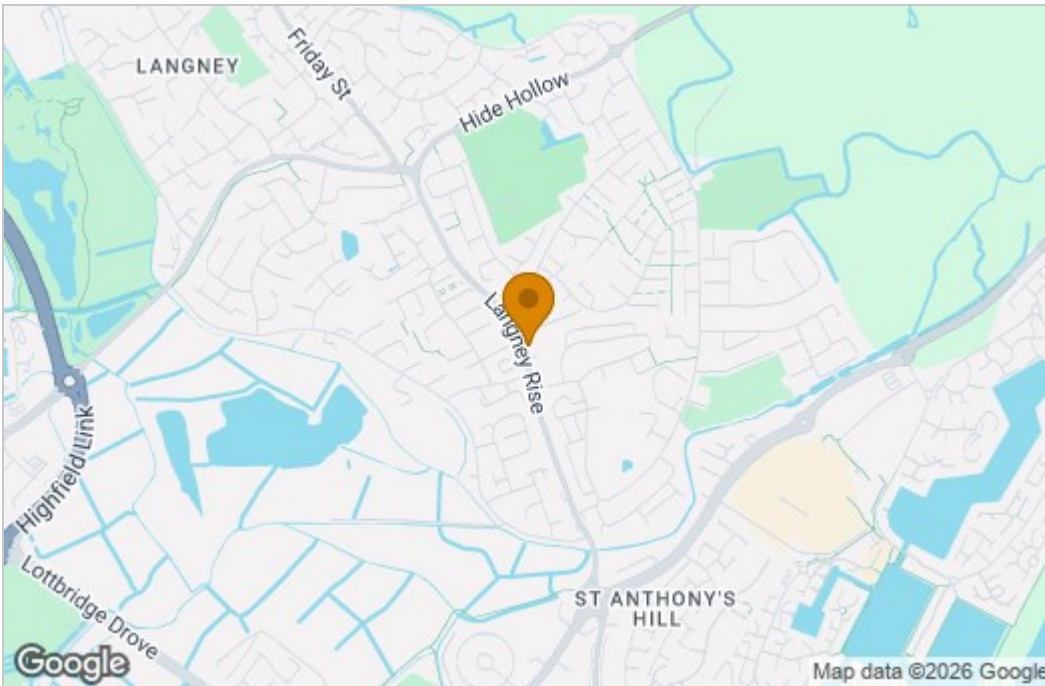


Ground Floor  
Approx 47 sq m / 502 sq ft

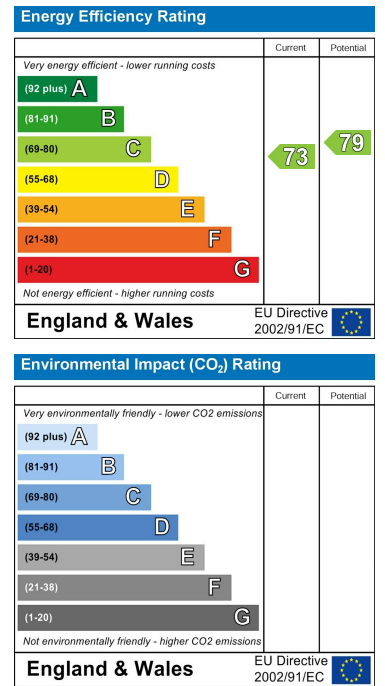
First Floor  
Approx 38 sq m / 414 sq ft

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



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