



BROOK GAMBLE



3 Claxton Close, Eastbourne, BN21 2RT

£369,950

Brook Gamble are delighted to offer to the market this substantial three bedroom, two reception room detached bungalow, occupying a LEVEL PLOT in a cul de sac in the highly popular Rodmill area of Eastbourne. Requiring some modernisation, the property boasts THREE DOUBLE BEDROOMS and a 15'6" sitting room opening on to the dining room. There is also a 15'4" utility as well as the further benefits of gas central heating and uPVC double glazing. The delightful lawned rear garden is complemented by the ATTRACTIVE LANDSCAPED FRONT GARDEN. There is also a DRIVEWAY AND GARAGE. Being WELL LOCATED FOR LOCAL SHOPS, SCHOOLS, BUS SERVICES AND EASTBOURNE DISTRICT GENERAL HOSPITAL, viewing is considered essential. Sole Agents.

uPVC front door to:

Entrance Porch

Three steps up to inner glazed front door to:

Entrance Hall

(L-shaped). Cloaks cupboard. Radiator.

Sitting Room 15'6" x 11'2" (4.72m x 3.40m)



Gas fire. Marble effect hearth and wooden surround. Radiator. uPVC double glazed window to front. Open plan to:

Dining Room 9'8" x 8'9" (2.95m x 2.67m)



Radiator. uPVC double glazed full length window to front.

Kitchen 10'0" x 9'1" (3.05m x 2.77m)



Single drainer sink unit with cupboard below. Further drawer and base units with work surfaces over. Space for electric cooker. Space and plumbing for dishwasher. Space for fridge freezer. Wall units. uPVC double glazed window to side. Frosted uPVC double glazed door to:

Utility 15'4" x 3'9" (4.67m x 1.14m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base unit with work surfaces over. Space and plumbing for washing machine. Further appliance space. uPVC double glazed door to rear garden.

Glazed door, from entrance hall, to:

Inner Hall



Linen cupboard with insulated cylinder and slatted shelving. Wall mounted thermostat. Hatch to loft.

Bedroom 1 12'1" x 11'0" (3.68m x 3.35m)



Built-in wardrobe cupboards. Radiator. uPVC double glazed window to rear.

Bedroom 2 12'0" x 9'6" (3.66m x 2.90m)



Built-in wardrobe cupboard. Radiator. uPVC double glazed window to rear.

Bedroom 3 8'11" x 8'2" (2.72m x 2.49m)



Cupboard. Radiator. uPVC double glazed window to side.

Bathroom



Bath with mixer tap and hand held shower attachment. Pedestal wash basin. Electric panel radiator. Part tiling to walls. Frosted uPVC double glazed window to side.

Cloakroom

Low level WC. 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 patio with flower beds to borders.

The rear garden is laid to lawn with flower beds and hedges to borders. There is a patio area and a greenhouse. Side access.

From front garden, driveway leads to:

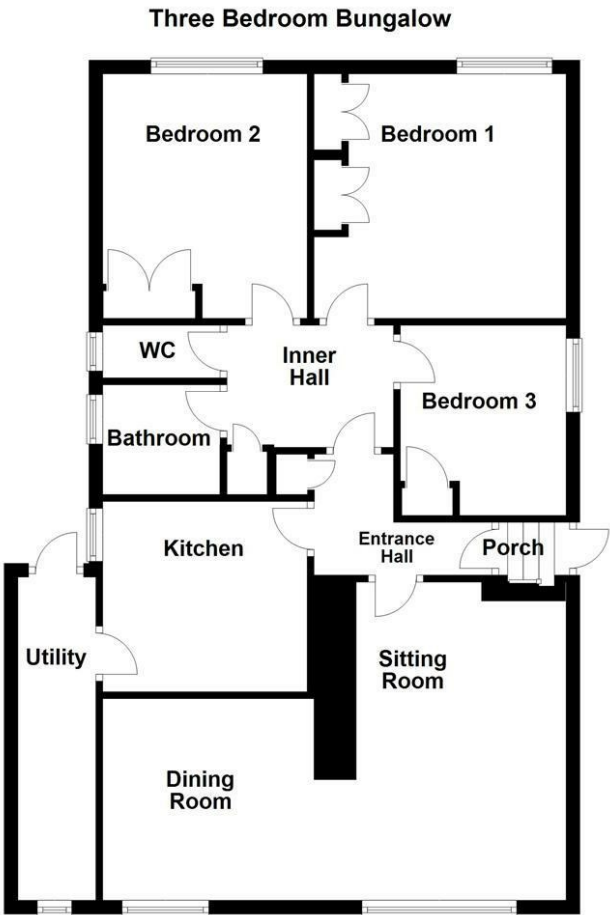
Garage

Housing gas boiler.

Other Information

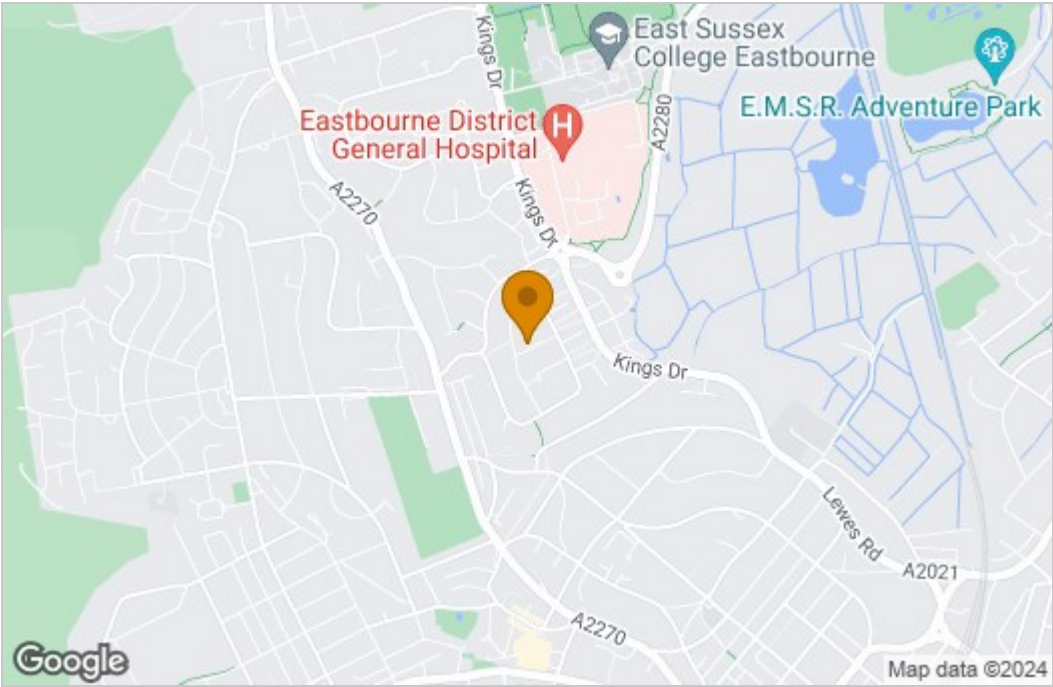
Council Tax Band D

Floor Plan

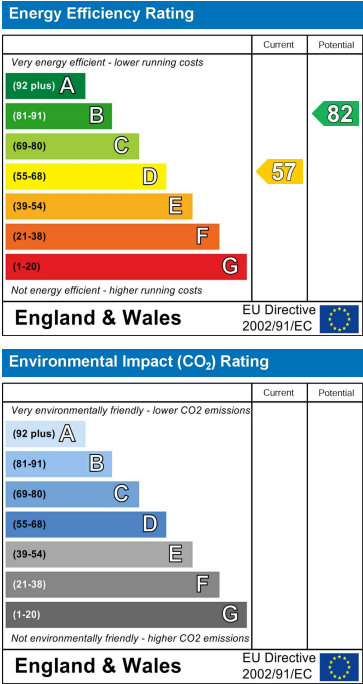


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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