



BROOK GAMBLE



1 Short Brow Close, Eastbourne, BN22 0QX

£299,950

Occupying a large corner plot, this 2 bedroom semi-detached bungalow has been the subject of much improvement by the current owner. The bungalow, which is located on the popular Hamlands Estate in Lower Willingdon, enjoys the benefits of a large Lounge/Dining Room and Conservatory, along with the refitted Kitchen and Bathroom. With gardens to 3 sides, the bungalow also benefits from a driveway and garage as well as views to the South Downs. The bungalow is located close to the local Freshwater Square shopping precinct and nearby bus services in and out of Eastbourne and surrounds. Being offered to the market chain free, viewing is considered essential. Sole Agents.

Lounge / Dining Room 20'9 x 14'3 max reducing to 11'8 (6.32m x 4.34m max reducing to 3.56m)

UPVC double glazed front door, laminate wood effect flooring, storage cupboard, two radiators, uPVC double glazed window to front, door and window into Conservatory, panelled glazed door to Inner Hallway.

Conservatory 16'11 x 11 (5.16m x 3.35m)

Laminate wood effect flooring, radiator, space and plumbing for washing machine, uPVC double glazed windows and double doors to rear garden affording views to The South Downs.

Inner Hallway

Hatch to loft space, laminate wood effect flooring.

Kitchen 11'9 x 6'4 (3.58m x 1.93m)

Sink unit inset into work surface with drawer and cupboard below, incorporating integrated dishwasher. Further working surfaces over incorporating four ring ceramic hob with electric oven below and cooker hood above. Wall units, part-tiling to walls, laminate wood effect flooring, space for fridge freezer, uPVC double glazed window to rear.

Bedroom 1 10'10 x 9'8 (3.30m x 2.95m)

Radiator, uPVC double glazed window to front.

Bedroom 2 11' x 7'10 (3.35m x 2.39m)

Radiator, uPVC double glazed window to front.

Bathroom

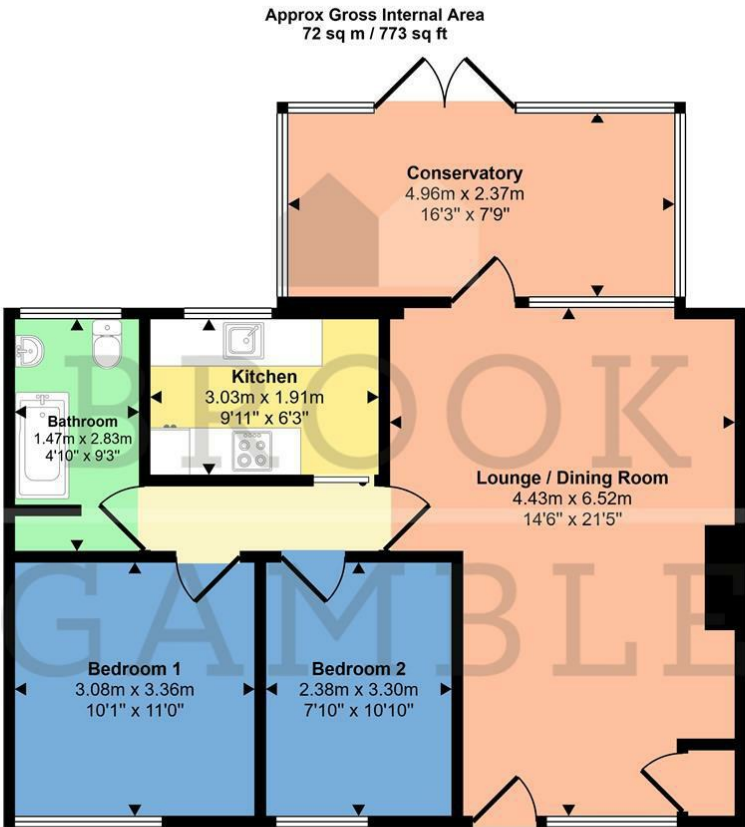
Fitted panelled bath with mixer taps with handheld shower attachment and glazed shower screen. Wash basin inset into vanity unit with cupboard below, low flush WC, heated towel rail, fully tiled walls, cupboard housing wall mounted gas boiler, frosted uPVC double glazed window to rear.

Outside

There are gardens to the front and rear of the property. The front garden is laid mainly to lawn. The rear garden is to the side and rear of the of the property and is laind mainly to lawn with a raised decked patio area. The garden is enclosed by timber fencing with a gate for side access.

There is a driveway for off street parking and giving access to the garage. The garage has an up and over door and a personal door to the rear garden along with a uPVC double window to the garden.

Floor Plan



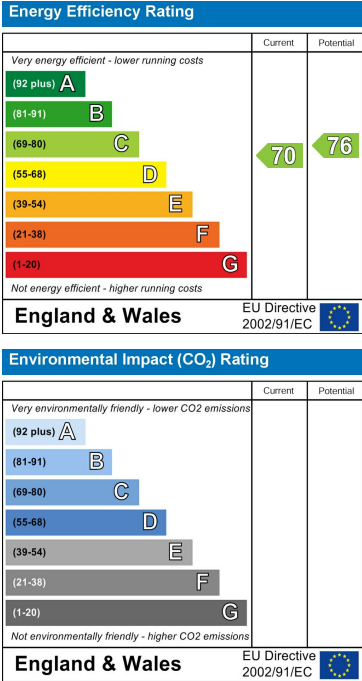
Floorplan

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



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.