



BROOK GAMBLE



166 Langney Rise
, Eastbourne, BN23 7PA

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.

£315,000

166 Langney Rise

, Eastbourne, BN23 7PA



- Extended Family Home
- Ground Floor Bedroom 4 / Study
- Attractive Gardens
- Sole Agents
- Very Well Presented
- Gas Central Heating
- 15'6 x 9'8 Log Cabin With Woodburner
- 22' Through Lounge Dining Room
- UPVC Double Glazing
- Chain Free

Entrance Hall

Lounge / Dining Room

22' x 12'1 reducing to 7'6 (6.71m x 3.68m reducing to 2.29m)

Kitchen

10'5 x 9'11 (3.18m x 3.02m)

Bedroom 4 / Study

9'7 x 9'4 (2.92m x 2.84m)

First Floor Landing

Bedroom 1

10'2 x 11'5 excluding recess (3.10m x 3.48m excluding recess)

Bedroom 2

10' x 10' (3.05m x 3.05m)

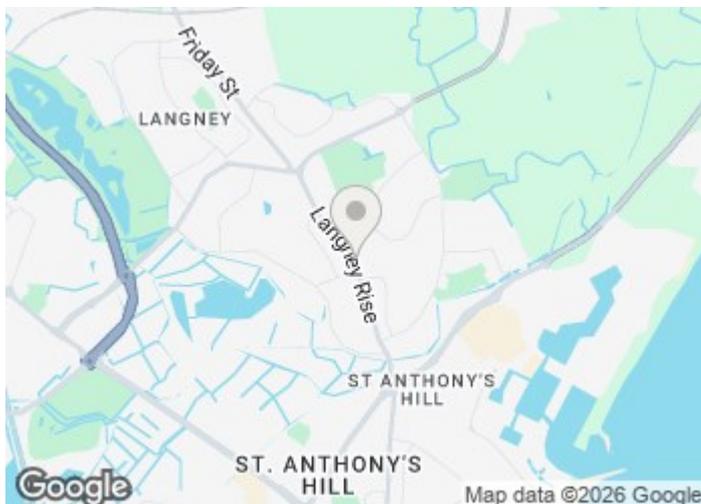
Bedroom 3

8'8 max x 8' (2.64m max x 2.44m)

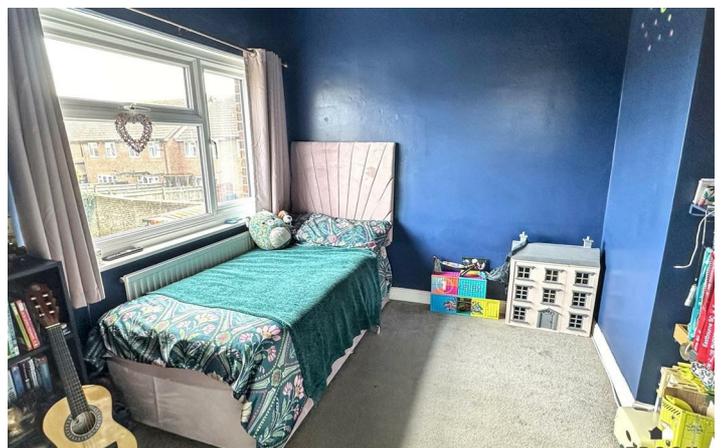
Bathroom

Separate WC

Outside

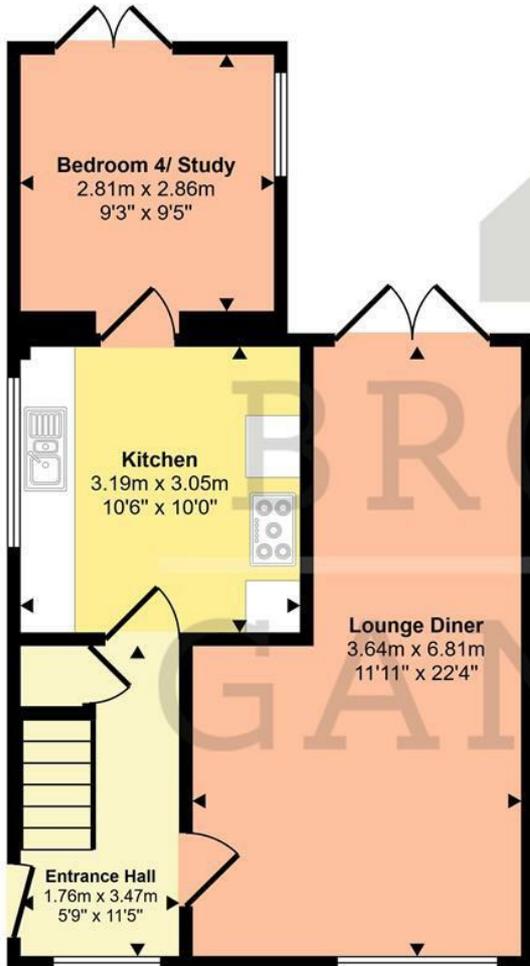


Directions

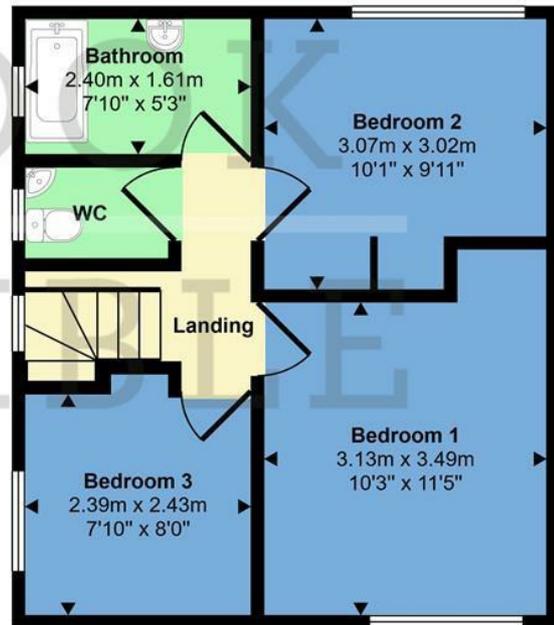


Floor Plan

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.

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