



BROOK GAMBLE



36 Westminster Close, Eastbourne, BN22 0LQ

£340,000

Brook Gamble are delighted to offer to the market this well presented good sized four bedroom semi-detached house on Willingdon/Hampden Park borders. The property, which is located in a cul de sac, has been the subject of much improvement by the present owners and as such boasts a re-fitted kitchen, cloakroom and ground floor fourth bedroom, as well as three first floor bedrooms and a re-fitted bathroom. Benefitting from uPVC double glazing and gas central heating, as well as a driveway and attractive gardens, viewing is highly recommended. Sole Agents.

Composite front door, with frosted side screens to:

Entrance Hall

Radiator. Archway to kitchen.

Cloakroom

Low level WC. Wash basin. Part tiling to walls. Tiled floor. Frosted uPVC double glazed window to front.

Lounge/Dining Room 19'7" reducing to 12'4" x 18'11" max reducing to 1 (5.97m reducing to 3.76m x 5.77m max reducing to 3.)

Under stairs storage cupboard. Two radiators. uPVC double glazed window to rear. uPVC double glazed patio doors to rear garden.

Kitchen 16;4" x 8'9" (4.88m;1.22m x 2.67m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating five ring gas hob with electric oven below and cooker hood above. Space and plumbing for washing machine. Space for American style fridge freezer. Integrated dishwasher. Wall units. Radiator. uPVC double glazed window to side.

Ground Floor Bedroom 4 8'5" x 6'9" (2.57m x 2.06m)



(First measurement excludes depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. uPVC double glazed window to front. Frosted uPVC double glazed door to:

Lean-To Storage 24'0" x 4'6" (7.32m x 1.37m)

Wooden door to front. Power and light.

Turning staircase, from entrance hall, to:

First Floor Landing

Hatch to loft.

Bedroom 1 10'5" x 9'7" (3.18m x 2.92m)

(Measurements exclude depth of built-in wardrobe cupboards). Built-in mirror fronted wardrobe cupboards. Radiator. uPVC double glazed window to rear.

Bedroom 2 12'9" x 8'10" (3.89m x 2.69m)

Radiator. uPVC double glazed window to rear.

Bedroom 3 8'10" x 8'9" (2.69m x 2.67m)

Radiator. uPVC double glazed window to front.

Bathroom

Panelled bath with mixer tap and wall mounted shower unit. Glazed shower screen. WC. Wash basin. Linen cupboard with wall mounted gas boiler and slatted shelving. Heated towel rail. Tiled walls. Inset ceiling spotlights. Velux window to front aspect.

Outside

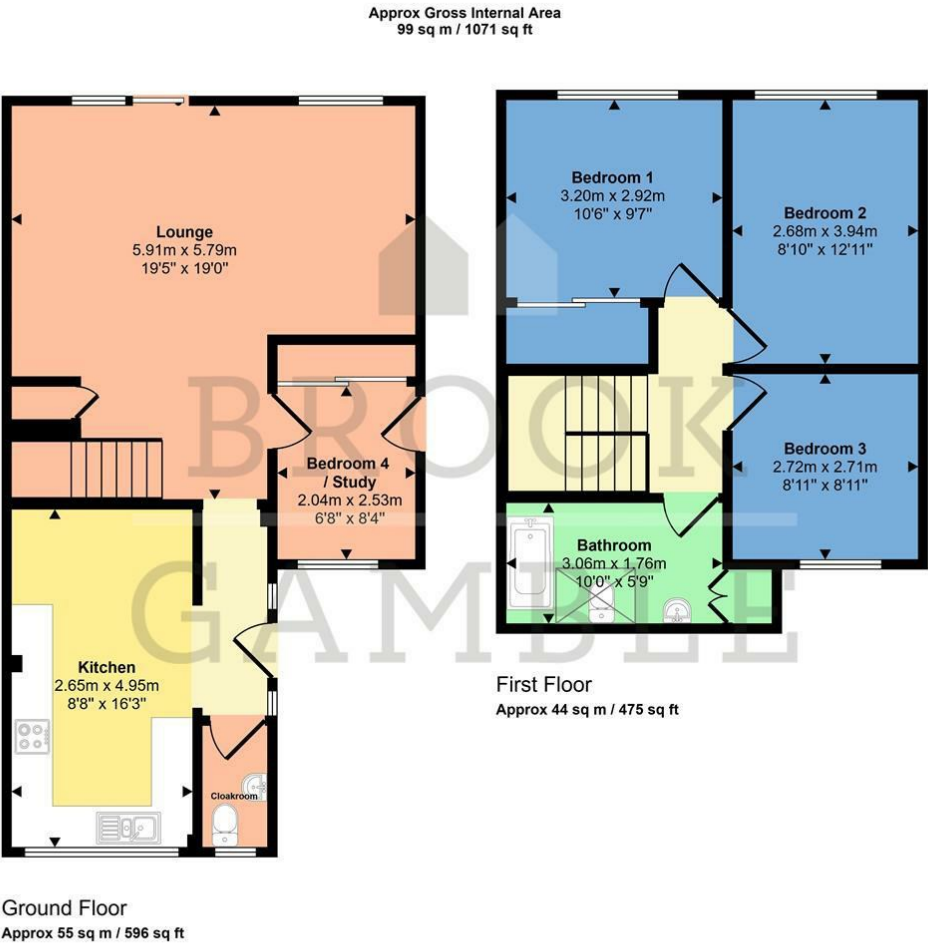
There are gardens to the front and rear of the property. The front garden is laid to lawn with a driveway for off street parking.

The rear garden is laid to lawn with patio area, brick built barbecue and sunken trampoline. The garden is enclosed by timber fencing. Access to lean-to.

Other Information

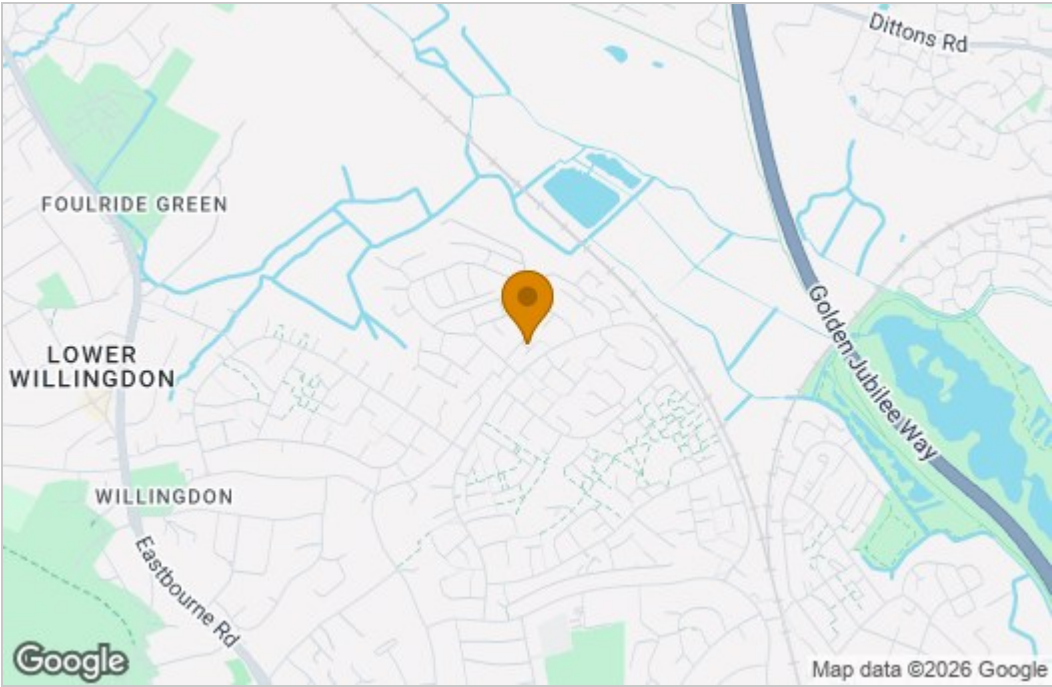
Council Tax Band C

Floor Plan

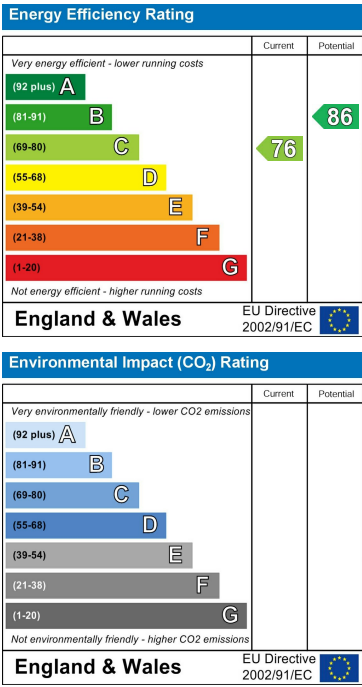


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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