



# BROOK GAMBLE



**15 Park Lane, Eastbourne, BN21 2UU**

**£539,950**

Brook Gamble offer to the market this extremely well presented and skilfully extended 4 bedroom semi detached house in the sought after Ratton area of Eastbourne. Backing on to school playing fields, the house boasts generous ground floor comprising an open plan Lounge and Sitting Room as well as an open plan Kitchen and Dining Room. The Master Bedroom enjoys an En-Suite Shower Room with the modern family Shower Room servicing the 3 further bedrooms. Further benefits include a ground floor cloakroom and integral garage as well as the large driveway to the front of the property, which offers parking for several vehicles and an EV charger point. There is a generous lawned garden to the rear of the house. Ideally located for popular local schools, viewing is considered essential. Sole Agents.

### **Entrance Hall**

Front door opening into Entrance Hall; with wood effect flooring.

### **Cloakroom**

Low flush WC, wood effect flooring, wash basin with vanity cupboard, extractor fan.

### **Lounge 17'11 max x 16'9 max (5.46m max x 5.11m max)**

Laminate wood effect flooring, radiator, UPVC double glazed bay window to front, Further radiator under stairs, archway to Sitting Room.

### **Sitting Room 9'9 x 9'4 (2.97m x 2.84m)**

Laminate wood effect flooring, vertical radiator, UPVC double glazed double doors opening onto Rear Garden.

### **Kitchen 18'8 x 9'9 (5.69m x 2.97m)**

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 incorporating four ring gas hob with cooker hood above and electric double oven below. Space and plumbing for dishwasher, space for American-style fridge-freezer with water supply, range of wall units with under cupboard lighting, inset ceiling spotlights, door to Integral garage, open plan to Dining Room.

### **Dining Room 17'9 x (5.41m x )**

Wood effect flooring, two radiators, pitched glazed roof, wall lights, UPVC double glazed windows to sides and UPVC double doors opening onto Rear Garden

### **First Floor Landing**

Stairs rising from Lounge to First Floor Landing; with hatch to loft space.

### **Bedroom 1 16'3 x 9'1 (4.95m x 2.77m)**

Measurements exclude the depth of the built-in wardrobe cupboards with clothes rail and shelving. Radiator, inset ceiling spotlights, UPVC double glazed window to rear. Door to En-Suite Shower Room

### **En-Suite Shower Room**

Glazed shower cubicle with wall mounted shower unit, hand held shower attachment and rainfall showerhead. Tiled walls, wash basin with vanity unit below, low flush WC, inset ceiling spotlights, extractor fan, radiator, frosted UPVC double glazed window to front.

### **Bedroom 2 14'10 x 10'2 excluding recess (4.52m x 3.10m excluding recess)**

Radiator, built-in wardrobe cupboard, UPVC double glazed bay window to front.

### **Bedroom 3 11'1 x 10'11 (3.38m x 3.33m)**

Radiator, UPVC double glazed window to rear,

built-in wardrobe cupboard, laminate wood effect flooring.

### **Bedroom 4 10'3 x 7'4 (3.12m x 2.24m)**

Measurements include built-in water cupboard, radiator, UPVC double glazed window to front.

### **Shower Room**

Bathroom with glazed shower cubicle, wall mounted shower unit with handheld shower attachment and rainfall showerhead. Fully tiled walls, heated towel rail, wash basin with vanity cupboard below, low flush WC, tiled walls, inset ceiling spotlights with extractor fan, frosted UPVC double glazed window to rear.

### **Integral Garage 17'10 x 9'6 (5.44m x 2.90m)**

Up and over door, light and power space and plumbing for washing machine, further appliance space, wall mounted gas boiler. Frosted UPVC double glazed personal door to Rear Garden and window to side, door to Kitchen.

### **Outside**

There are gardens to the front and rear of the property.

The front garden is arranged as parking for off street parking for several vehicles. and an EV charging point.

The rear garden is laid mainly to lawn with flower beds and borders and a good sized patio. The garden is enclosed by timber fencing with a gate for side access.

# Floor Plan

Approx Gross Internal Area  
153 sq m / 1642 sq ft

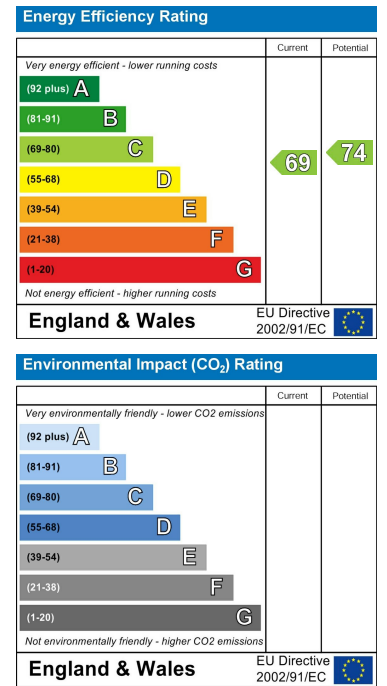


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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