



# BROOK GAMBLE



**12 Central Avenue, Eastbourne, BN20 8PS**

**£430,000**

Brook Gamble are delighted to offer to the market this very well presented and significantly extended 3/4 bedroom semi-detached house in Old Town. The house offers large accommodation, having benefitted from a 2 storey extension to the rear. As such, the property now enjoys a good sized inter-connecting Lounge and Dining Room, a Ground Floor 4th Bedroom / Study, a Cloakroom and a modern fitted Kitchen on the ground floor. The first floor accommodation comprises 3 double Bedrooms and a large Bathroom. The good sized rear garden has been lovingly tended and offers flower beds, vegetable patches, lawn and mature trees as well as sun patios, whilst the front garden offers a driveway for off street parking. Ideally located for access to popular local schools for all ages, the property is also well situated for popular local shops, nearby bus services offering access into Eastbourne and surrounds as well as being within a short distance of The South Downs. To fully appreciate all this delightful home has to offer, viewing is highly recommended. Sole Agents.

### **Entrance Hall**

Frosted composite glazed front door opening into Entrance Hall; with LVT understairs storage cupboard, vertical radiator.

### **Lounge 13' x 12'1 (3.96m x 3.68m)**

Woodburning stove on stone hearth, stone surround and wooden mantle over. LVT wood effect flooring, radiator, UPVC double glazed window to front, glazed door to Entrance Hall, archway into Dining Room.

### **Dining Room 14'6 x 11'11 (4.42m x 3.63m)**

LVT wood effect flooring, radiator, UPVC double glazed window to front.

### **Bedroom 4 / Study 11'10 x 7 (3.61m x 2.13m)**

Radiator, UPVC double glazed window to rear.

### **Cloakroom**

Cloakroom with low flush WC, wash basin with mixer taps inset into vanity unit with cupboard below, vertical radiator, extractor fan, inset ceiling spotlights frosted UPVC double glazed window,.

### **Kitchen 17'3 x 11 (5.26m x 3.35m)**

Single drainer one and a half bowl in a sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over, space for seven ring gas range oven with cooker hood above. Integrated dishwasher, integrated washing machine, integrated fridge freezer, vertical radiator, tiled floor, part tiling to walls, part vaulted ceiling. Velux windows, inset ceiling spotlights, uPVC double window to rear, UPVC double glazed double doors opening onto Rear Garden.

### **First Floor Landing**

Turning staircase from Entrance Hall to First Floor Landing; with UPVC double window to side and hatch to loft space (not inspected) with light and boarding.

### **Seperate WC**

Situated on the mezzanine level, with low flush suite and frosted UPVC double window to side.

### **Bedroom 1 17' x 12'3 (5.18m x 3.73m)**

Radiator, UPVC double glazed window to rear.

### **Bedroom 2 13'6 x (4.11m x )**

Radiator, UPVC double glazed window to front.

### **Bedroom 3 12'1 x 12 (3.68m x 3.66m)**

Radiator, wardrobe cupboard, UPVC double glazed window to front.

### **Bathroom 12'8 x 8'3 (3.86m x 2.51m)**

Panelled bath with mixer tap and handheld shower attachment. Pedestal wash basin with splashback, low flush WC, radiator, wall mounted gas boiler, luxury tiled shower cubicle with glazed shower

screen screens, wall mounted shower unit, heated towel rail, inset ceiling spotlights, extractor fan, UPVC double glazed window to rear.

### **Outside**

The Rear Garden measures approximately 60 foot in depth. The mature and well stocked garden comprises two timber sheds, a wooden pergola, flower beds, vegetable patches, a further paved patio, brick paved path, lawn, fruit trees, flowerbeds, timber fencing, wood store and a gate for side access.

The front garden has a driveway for off street parking as well as an area of lawn.

# Floor Plan

Approx Gross Internal Area  
126 sq m / 1352 sq ft

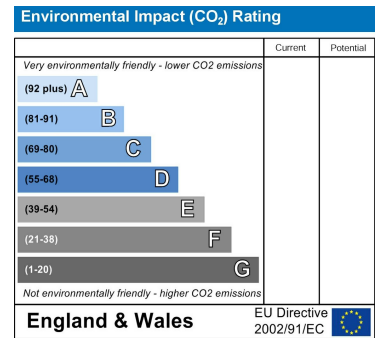
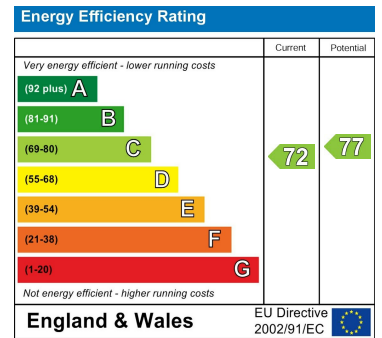


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.