



BROOK GAMBLE



37 Cobbold Avenue, Eastbourne, BN21 1UY

£450,000

Brook Gamble are delighted to offer to the market this good sized 3 bedroom detached house in the much sought after Old Town area of Eastbourne. The property has been in the same ownership for many years and as such is in need of some modernisation. Fine views to The South Downs are enjoyed from both of the principle reception rooms, whilst even better views are enjoyed from the 2 largest bedrooms. The ground floor accommodation comprises the Lounge and Dining Room, Cloakroom, Kitchen and a Sun Room, with the 3 Bedrooms and Shower Room on the first floor. The Rear Garden is a particular feature and the large lawn is complimented by mature trees and shrubs. There is a driveway for off street parking and a Garage. Being sold chain free, viewing is considered essential. Sole Agents.

Entrance Porch 7' x 4' (2.13m x 1.22m)

UPVC double glazed front door opening into Entrance Porch; tiled floor, UPVC double glazed window to front, wood panelled walls, glazed inner door to Entrance Hall.

Entrance Hall

Frosted glazed inner door to Entrance Hall; with radiator, understairs storage cupboard.

Cloakroom

Low flush suite, pedestal wash basin, radiator, frosted double glazed window to side.

Lounge 14'5 x 13'1 (4.39m x 3.99m)

Marble effect fireplace and hearth, double radiator, uPVC double glazed window overlooking the garden and enjoying fine views to The South Downs. Open plan to Dining Room.

Dining Room 11'9 x 10'11 (3.58m x 3.33m)

Double radiator, uPVC double glazed window overlooking rear garden with views towards The South Downs. Door to Kitchen.

Kitchen 11'6 x 10'5 (3.51m x 3.18m)

Single drainer one and a half bowl sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over. Space for gas oven, space and plumbing for washing machine, cupboard housing fridge with shelving above units. Part tiling to walls, larder cupboard with shelving. UPVC double glazed window to front. Frosted glazed door to Inner Hallway.

Inner Hallway

Frosted uPVC double glazed door to front. Personal door to Garage. Frosted glazed door to Sun Room.

Sun Room 10'1 x 7 (3.07m x 2.13m)

Patterned tiled floor, wood panelled walls, UPVC double glazed window to rear. UPVC double glazed door to Rear Garden.

First Floor Landing

Turning staircase from Entrance hall to First Floor Landing; with uPVC double glazed window to front. Linen cupboard housing insulated cylinder with slatted shelving above.

Bedroom 1 14'4 x 12'2 (4.37m x 3.71m)

Measurements include the depth of the built-in wardrobe cupboards with shelving and the sink unit with cupboard below. Measurements exclude the depth of the further built-in wardrobe cupboard with clothes rail and shelving. Double radiator, uPVC double glazed window to rear overlooking the rear garden and enjoying stunning far reaching panoramic views across Old Town and The South Downs.

Bedroom 2 12'6 x 11'9 (3.81m x 3.58m)

Measurements exclude the depth of the built-in water cupboard. Double radiator. uPVC double glazed window to rear overlooking the rear garden and enjoying stunning far reaching panoramic views across Old Town and The South Downs.

Bedroom 3 9' x 8'8 (2.74m x 2.64m)

Double radiator, uPVC window to side, hatch to loft space.

Shower Room

Fully tiled walls, wall mounted shower unit, glazed shower cubicle, low flush WC, pedestal wash basin with vanity cupboard below, heated towel rail, double radiator, frosted uPVC double glazed window to side.

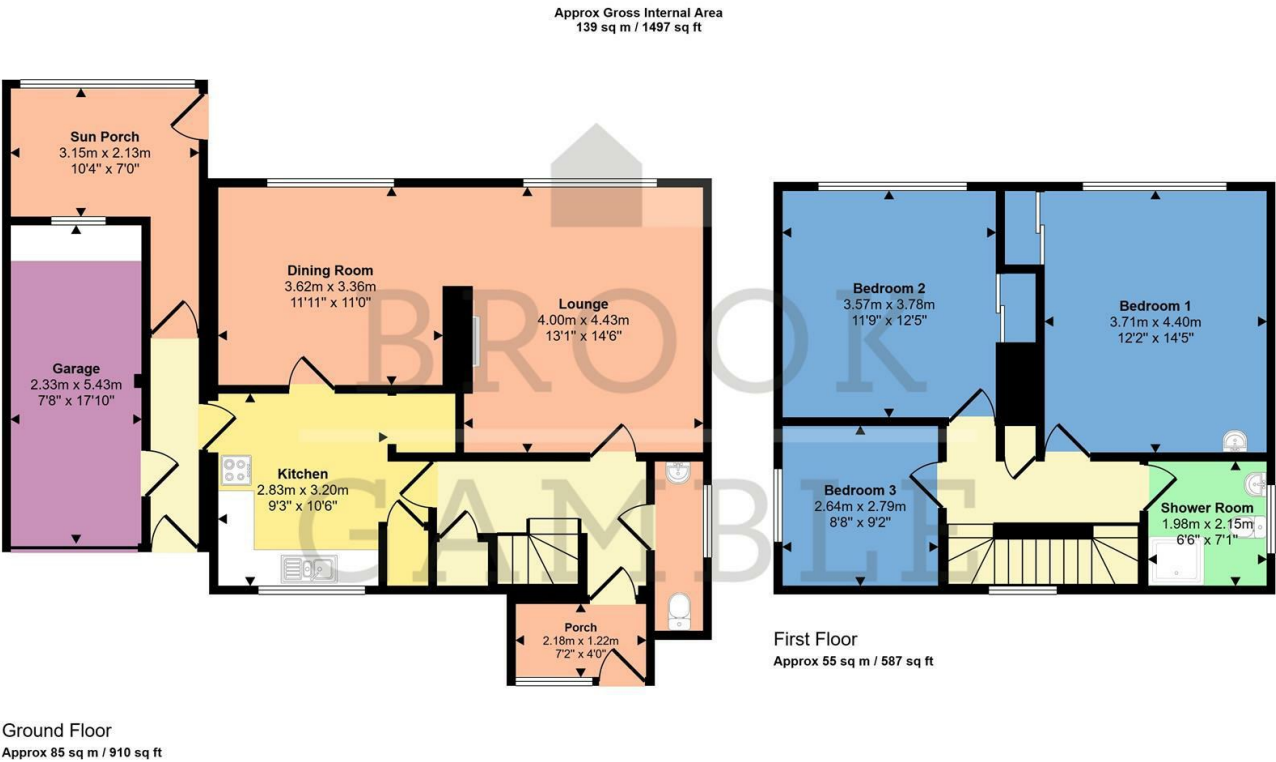
Outside

There are gardens to the front and rear of the property. The Rear Garden is laid mainly to lawn with patio area and a crazy paved pathway. The garden boasts flower beds and borders as well as mature trees and shrubs, a greenhouse and timber shed and is enclosed by hedges and timber fencing with a gate for side access.

The Front garden is laid to lawn with mature trees and hedges. There is a driveway for off street parking and giving access to the Garage.

The Garage measures 17'2 x 8'1 and has an up and over door, light and power, a window to the Sun Room and a personal door to the Inner Hallway.

Floor Plan

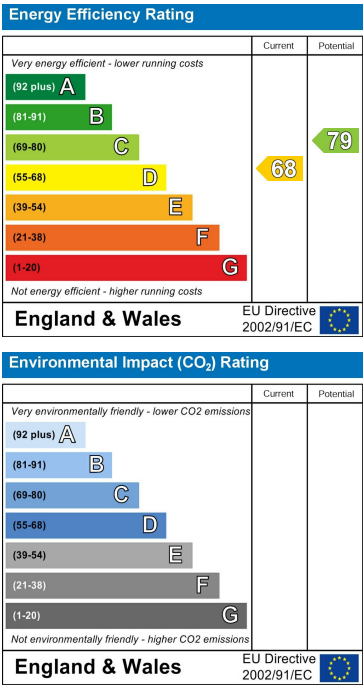


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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