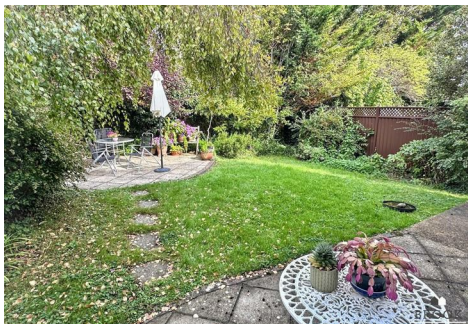




BROOK GAMBLE



87a Greenway, Eastbourne, BN20 8UJ

£399,950

Brook Gamble are delighted to offer to the market this well presented 4 bedroom detached house in the popular Old Town Area of Eastbourne. The house boasts good sized accommodation, with the ground floor comprising the open plan Lounge and Dining Room, as well as a large Kitchen and Cloakroom. The first floor enjoys en-suite facilities to the master bedroom, with three good sized further bedrooms and a family bathroom. With attractive gardens to the front and rear, the house also has a a driveway for off street parking, giving access to the integral garage. Well located for popular local schools and shops, as well as access to The South Downs, viewing is considered essential. Sole Agents.

Entrance Hall

Covered porch leading to composite front door opening into Entrance Hall; with wood effect flooring, door to Integral Garage, glazed door to Hallway.

Hallway

Radiator, wood effect flooring, cloaks cupboard.

Cloakroom

Low flush WC, part-tiling to walls, wash basin with vanity cupboard below, frosted UPVC double window to side, radiator.

Lounge 18'0" x 10'11" (5.49m x 3.33m)

Brick built open fire with gas point, tiled hearth and wooden mantle over. Wood effect flooring, radiator, UPVC double glazed bay window to front. Wall mounted thermostat, archway to Dining Room.

Dining Room 11'10 x 11' (3.61m x 3.35m)

Wood effect flooring, radiator, serving hatch from Kitchen, UPVC double glazed double doors opening onto the Rear Garden

Kitchen 12'6 x 11'1 (3.81m x 3.38m)

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with with cooker hood above. Eye level electric oven. Space for fridge, space for freezer, space and plumbing for dishwasher, radiator, part tiling to walls. UPVC double glazed door to side giving access to Rear Garden. UPVC double glazed window overlooking Rear Garden.

First Floor Landing

Turning staircase from Hallway to First Floor Landing; with UPVC double glazed window to side, hatch to loft space, linen cupboard with insulated cylinder and slatted shelving above.

Bedroom 1 15' x 11'11 (4.57m x 3.63m)

Range of built in bedroom furniture with twin built-in double wardrobe cupboards with overhead storage cupboards. Radiator, UPVC double glazed window to front, door to En-Suite Shower Room.

En-Suite Shower Room

Tiled shower cubicle with wall mounted shower unit, glazed shower screen, wash basin inset into vanity unit with cupboards below. Low flush WC, part tiling to walls, fitted mirror with light, shaver point, frosted UPVC double glazed window to front.

Bedroom 2 12'6 x 11'2 (3.81m x 3.40m)

Radiator, UPVC double glazed window to rear.

Bedroom 3 12' x 7' excluding door recess (3.66m x 2.13m excluding door recess)

Radiator, UPVC double glazed window to rear.

Bedroom 4 9'3 x 9'1 (2.82m x 2.77m)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising panelled bath with mixer taps and handheld shower attachment. Glazed shower screen, low flush WC, pedestal wash basin, tiled splashback, radiator, tiled floor, part tiling to walls, frosted UPVC double glazed window to side.

Integral Garage

Up and over door to front, personal door to Entrance Hall,. Light and power. Space and plumbing for washing machine, further appliance space, wall mounted of gas boiler.

Outside

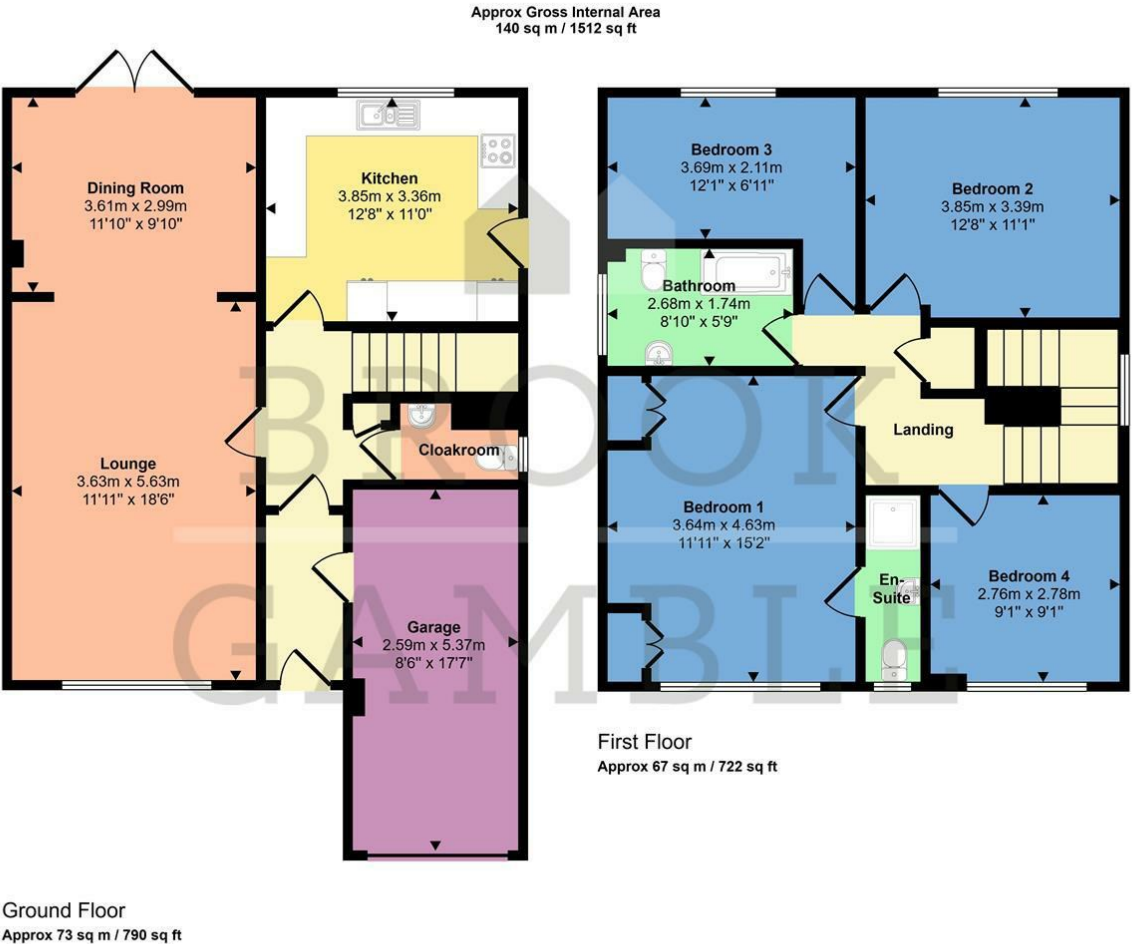
There are gardens to the front and rear of the property. The rear garden is laid mainly to lawn with mature trees, flower beds and hedge borders and is enclosed by brick wall, timber fencing with a gate for side access.

The front garden is laid to lawn with a range shrubs and trees. There is a driveway for off street parking, leading to the Garage.

Other Information

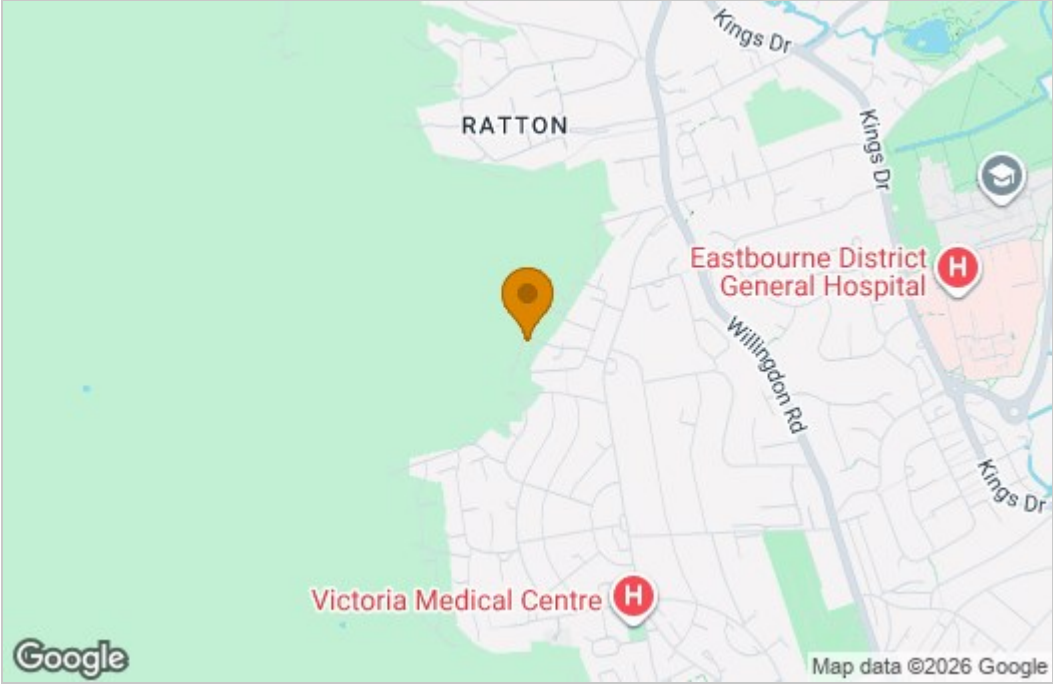
The vendor advises that the solar panels on the roof are privately owned. Further information available on request.

Floor Plan

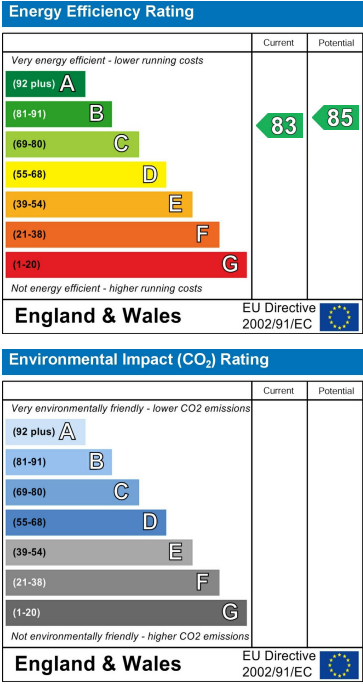


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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.