



BROOK GAMBLE



17(a) Abbey Road, Eastbourne, BN20 8TE

£279,950

Brook Gamble offer to the market this GOOD SIZED TWO BEDROOM DETACHED BUNGALOW in an ELEVATED POSITION in the POPULAR OLD TOWN AREA of Eastbourne. In need of modernisation throughout, the bungalow offers GOOD SIZED ACCOMMODATION and enjoys SEA VIEWS. There are GARDENS TO THREE SIDES, a DRIVEWAY and GARAGE. WELL LOCATED FOR ACCESS TO THE SOUTH DOWNS AND POPULAR LOCAL SCHOOLS AND SHOPS, the bungalow is being sold CHAIN FREE. Viewing is considered essential. Sole Agents.

uPVC frosted double glazed front door, with side screen, to:

Entrance Porch 5'2" x 4'1" (1.57m x 1.24m)
(Measurements include depth of meter cupboard). Built-in meter cupboard with shelving. Frosted door and window to:

Entrance Hall
(L-shaped). Night storage heater. Hatch to loft.

Lounge 16'4" x 12'5" (4.98m x 3.78m)



Open fireplace with brick surround, tiled hearth and wooden mantle over. Night storage heater. Parquet flooring. uPVC double glazed window to front. Door to:

Kitchen 12'4" x 10'6" (3.76m x 3.20m)



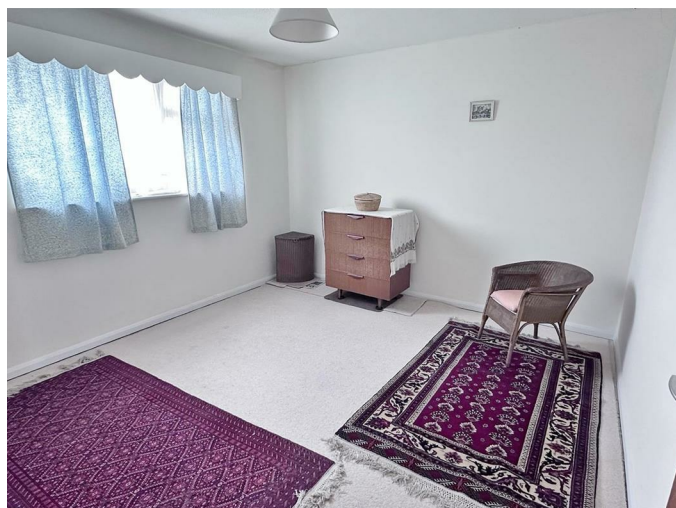
Double drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for gas cooker. Space for fridge. Wall units. Larder cupboard with shelving. Linen cupboard housing insulated cylinder with shelving above. Night storage heater. Part tiling to walls. uPVC double glazed window to rear with views to the sea. uPVC double glazed window to side. Door to side.

Bedroom 1 11'8" x 11'6" (3.56m x 3.51m)



Night storage heater. uPVC double glazed window to front.

Bedroom 2 11'8" x 11'4" (3.56m x 3.45m)



uPVC double glazed window to rear with views to the sea.

Bathroom



Panelled bath with mixer tap and hand held shower attachment. Pedestal wash basin. Part tiling to walls. Frosted uPVC double glazed window to rear.

Separate WC

Low flush suite. Frosted uPVC double glazed window to rear.

Outside



There are gardens to three sides of the property. The rear garden enjoys sea and wood land views and is laid to lawn with patio area, flower beds, and hedges to borders. The garden is enclosed by timber fencing with two gates for side access.

The front garden is laid to lawn with flowerbeds. Driveway leads to:

Garage



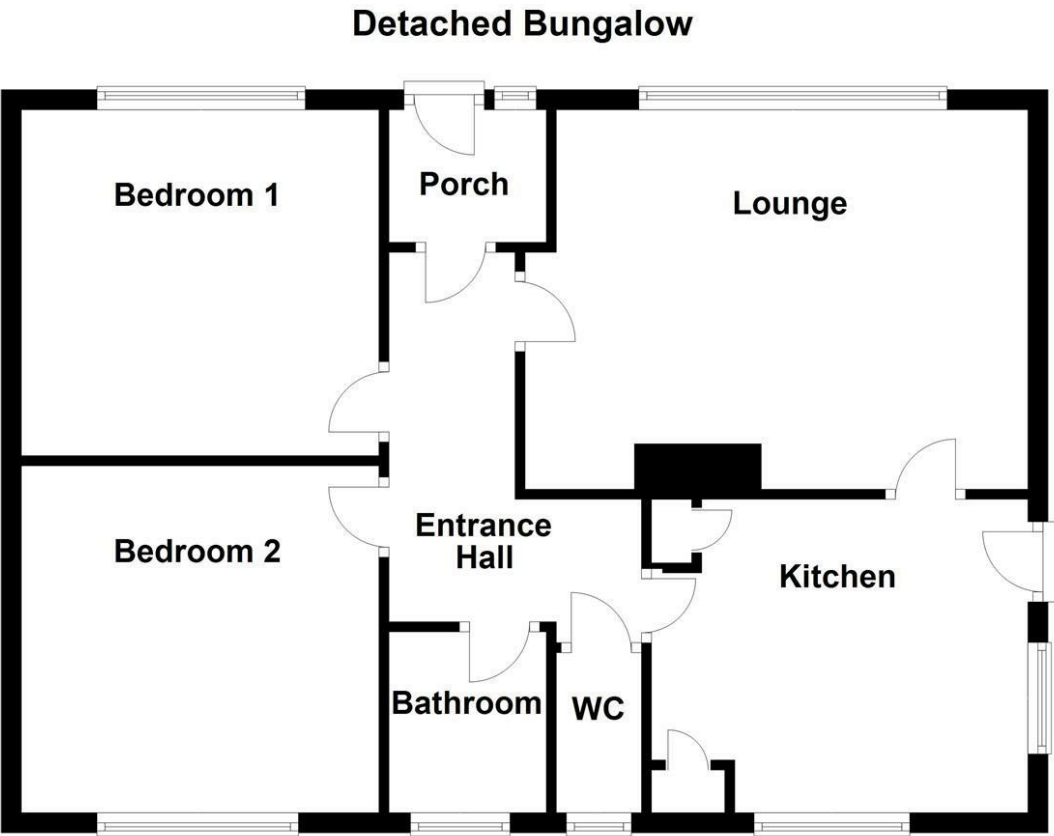
Up and over door.

Other Information

Council Tax Band C

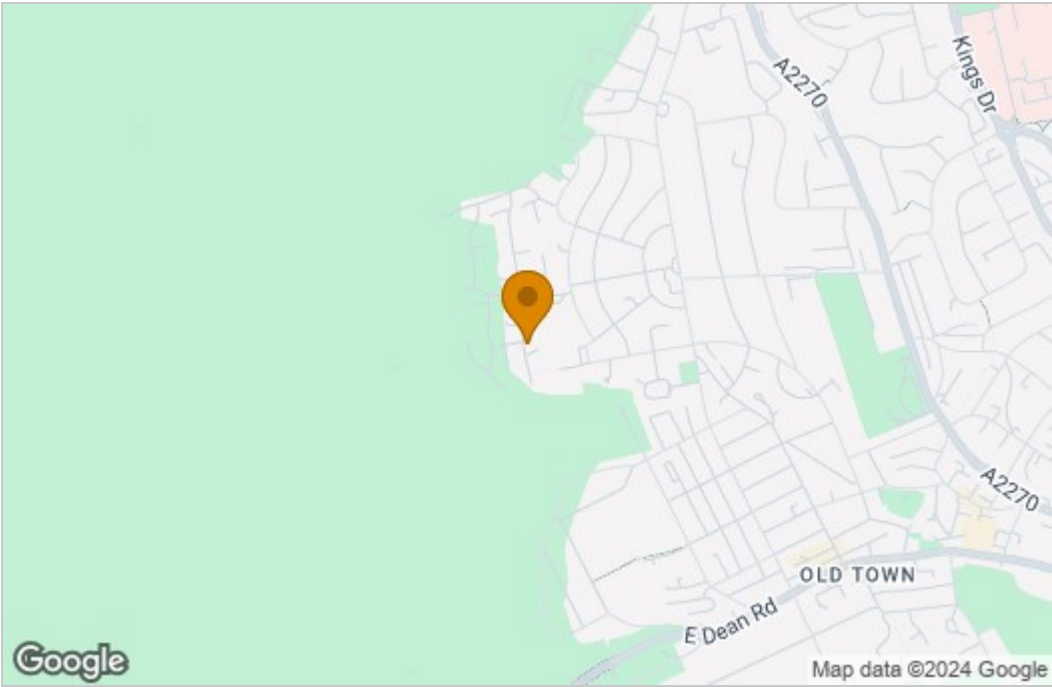
Total floor area 72 square metres

Floor Plan

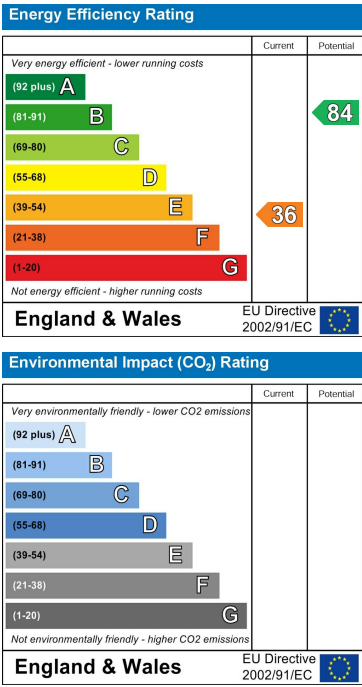


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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