



BROOK GAMBLE



17 Lawns Avenue
, Eastbourne, BN21 1PJ

Brook Gamble are delighted to offer to the market this extremely well presented, and significantly extended 3 bedroom semi detached house in the sought after Motcombe area of Eastbourne's Old Town. The house has been the subject of significant improvement by the present owners, with the large ground floor accommodation comprising the open plan modern Kitchen, Dining Area, attractive Living Room and Sitting Room/Study, as well as a Cloakroom and Utility Room. The first floor comprises three Bedrooms, with the master boasting en-suite facilities, as well as the Bathroom and WC. There is a charming rear garden with lawn and a decked patio, whilst the front garden is arranged as a driveway for off street parking. Being well located for popular local schools and shops, The historic Lamb Inn is within a short distance, as is St Mary's Church, Gildredge Park and Waitrose. Viewing is highly recommended to fully appreciate this wonderful home. Sole Agents.

£550,000

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- Extremely Well Presented
- En-Suite To Master Bedroom
- Attractive Rear Garden
- Sole Agents
- 2 Storey Extension
- Utility Room
- Parking for Several Vehicles
- Open Plan Ground Floor Accommodation
- Cloakroom
- Sought After Location

Entrance Porch

Entrance Hall

Kitchen

23'2 x 9'3 (7.06m x 2.82m)

Dining Area

13'7 x 8'8 (4.14m x 2.64m)

Lounge

14'4 x 11'6 (4.37m x 3.51m)

Sitting Room / Study

12'11 x 10'9 (3.94m x 3.28m)

Utility Room

10'9 x 5'11 (3.28m x 1.80m)

Cloakroom

First Floor Landing

Bedroom 1

10'4 x 13'3 (3.15m x 4.04m)

En-Suite Shower Room

7'10 x 5'8 (2.39m x 1.73m)

Bedroom 2

13'7 x 10'9 (4.14m x 3.28m)

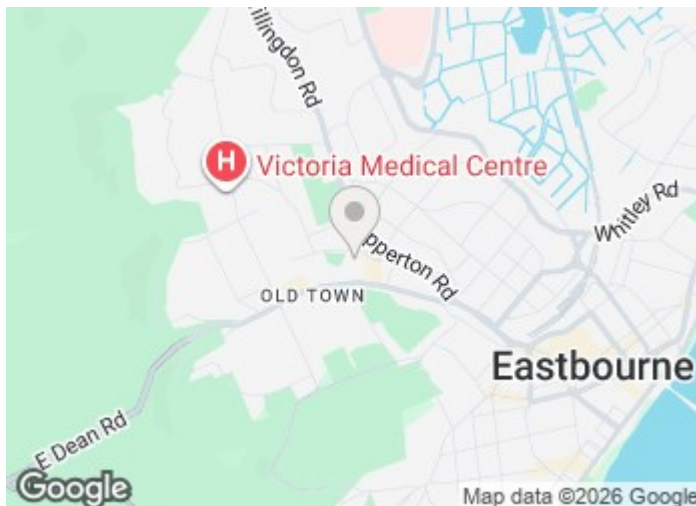
Bedroom 3

16' max excl door recess x 9'2 max
(4.88m max excl door recess x
2.79m max)

Bathroom

Separate WC

Outside

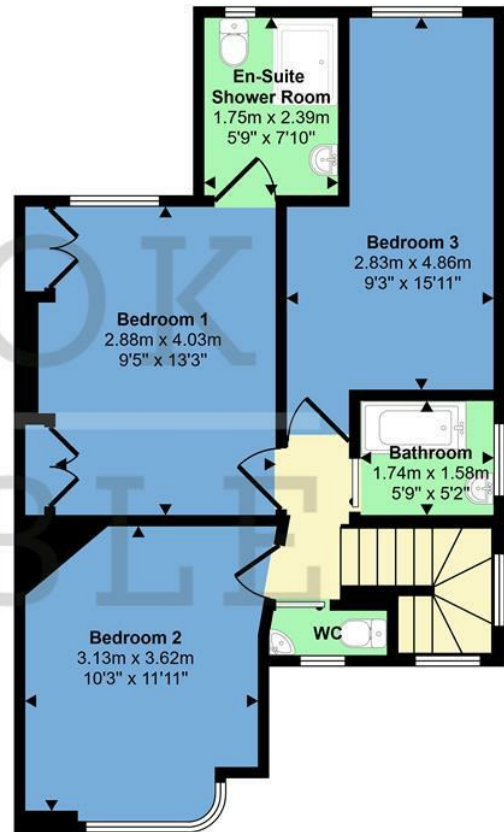


Directions



Floor Plan

Approx Gross Internal Area
128 sq m / 1380 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.

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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |