



BROOK GAMBLE



26 Peppercombe Road, Eastbourne, BN20 8JH

£450,000

Nestled at the foot of the downs in the charming Old Town area of Eastbourne, this delightful three-bedroom detached house on Peppercombe Road offers a perfect blend of comfort and stunning natural beauty. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The house boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its breath taking far-reaching views, which can be enjoyed from various vantage points within the home. Backing onto the picturesque South Downs National Park, this residence allows for a seamless connection to nature, offering opportunities for leisurely walks and outdoor activities right on your doorstep. The tranquil surroundings enhance the appeal of this property, making it a perfect retreat from the hustle and bustle of everyday life. Additionally, the property is chain-free, providing a straightforward purchasing process for prospective buyers.

Accommodation Comprising

Double glazed main entrance door

Porch

Enjoying stunning far-reaching views across Eastbourne towards the seafront and hilltop views towards the South Downs National Park. Quarry tile flooring.

Main entrance door

Hallway

Laminate wood flooring, under stairs storage cupboard, radiator, picture rail. Stairs rising to 1st floor landing.

Ground floor cloak room

Low-level WC, wash hand basin with tiled splashback, laminate wood flooring, double glazed window to front aspect.

Lounge and dining room

With a feature fire surround, marble Heath and open fire, built in dresser unit with shelving and storage areas, laminate flooring throughout, radiator, dimmer switch for lighting, picture rail, double glazed bay window to front aspect enjoying fantastic far reaching views across Eastbourne towards the seafront with sea views and views towards the South Downs National Park, coving to ceiling.

Dining area

Radiator, picture rail, coving to ceiling, laminate wood flooring, double glazed doors leading onto rear garden.

Kitchen

Fitted in a range of wall and floor cupboards and base units in a gloss fronted handleless kitchen, with a 1 1/2 bowl sink unit and mixer tap, complementary work surface, inset 4 ring gas hob with extra extractor hood above and double electric oven beneath, space and plumbing for dishwasher, space for under counter fridge and freezer, laminate wood flooring, recessed spotlighting, wall mounted "Worcester" gas central heating boiler, double glazed door leading onto side passage and rear garden, utility room housing space and plumbing for washing machine. Double glazed window to side, double glaze window to rear.

First floor landing

Cupboard housing hot water cylinder, with shelving above for linen

Main bedroom

With a range of built-in wardrobes and matching furniture, radiator, double glazed window to front aspect enjoying fantastic far reaching panoramic views towards Eastbourne Seafront and the sea

and the South Downs National Park.

Bedroom two

Radiator, picture rail, sink, double glazed window to rear aspect overlooking rear garden.

Bedroom three

Radiator, picture rail, double glazed window to rear aspect overlooking rear garden.

Family bathroom

Comprising a white suite, with bath mixer taps and shower attachment, tiled splashback, wash handbasin vanity unit, low-level WC, walk-in shower cubicle with wall mounted shower and riser rail, extractor fan, recessed spotlighting, heated towel ladder, tiled flooring.

Front garden

With landscaping pathway to house, walled borders, laid mainly to lawn with a range of mature shrubs and plants.

Rear garden

With part wall and fence borders, decking area, shed, patio areas, laid mainly to lawn with gate offering direct access onto the South Downs National Park.

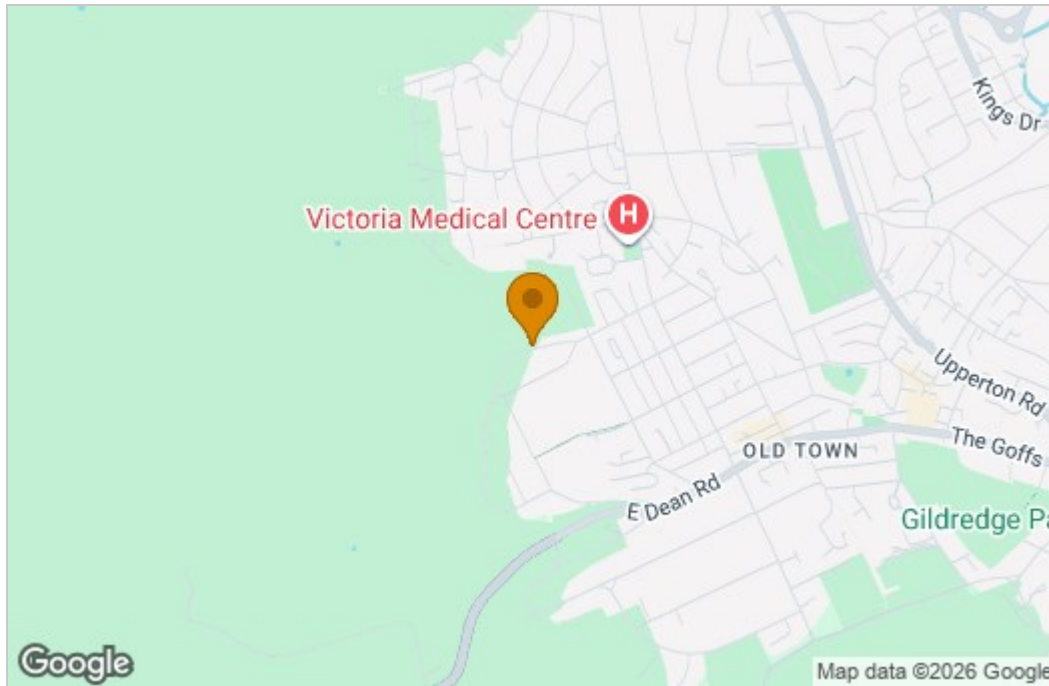
Floor Plan

Approx Gross Internal Area
110 sq m / 1179 sq ft

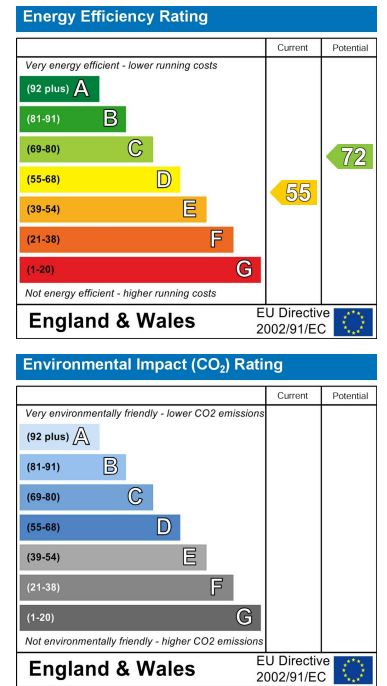


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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