



# BROOK GAMBLE



**8 Oulton Close, Eastbourne, BN23 8DH**

**£279,950**

Situated on a large end of terrace plot, this 3 bedroom home offers huge scope for extension, subject to usual planning permissions and consents. The house already boasts good sized accommodation with 2 reception rooms, 3 good sized bedrooms, a cloakroom and bathroom. The large rear garden is a particular feature as is the driveway, accessed via a quiet lane, which offers off street parking for 2 vehicles. Being well located for popular local schools and shops, the house needs to be viewed to be fully appreciated. Sole Agents.

### **Entrance Hall**

Frosted UPVC double glazed front door opening into Entrance Hall; with laminate wood effect flooring, under stairs storage recess, radiator, cloaks cupboard, utility cupboard with space and plumbing washing machine.

### **Cloakroom**

Low flush WC, wash basin with vanity cupboard below, tiled splashback, frosted UPVC double glazed window to front.

### **Lounge 15'4 x 11'4 (4.67m x 3.45m)**

Gas fire with marble effect surround and wooden mantle over. Laminate wood effect flooring, radiator, dado rail, UPVC double glazed window to rear. Door to Dining Room.

### **Kitchen 11'9 x 7'4 (3.58m x 2.24m)**

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with cooker hood above and electric oven below. Space and plumbing for washing machine, wall units, part tiling to walls, space for fridge freezer, radiator, laminate wood effect flooring, UPVC double glazed window to front. Archway to Dining Room.

### **Dining Room 11'8 x 7'6 (3.56m x 2.29m)**

Radiator, laminate wood effect flooring, UPVC double glazed window to front.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with hatch to loft space and linen cupboard with slatted shelving.

### **Bedroom 1 14'7 x 8'9 (4.45m x 2.67m)**

Excluding door recess, with radiator and UPVC double glazed window to rear.

### **Bedroom 2 12'3 x 11'7 max (3.73m x 3.53m max)**

Radiator, UPVC double glazed window to rear.

### **Bedroom 3 14'8 max x 8'8 (4.47m max x 2.64m)**

Radiator, UPVC double glazed window to front.

### **Bathroom**

Panelled bath, wall mounted shower unit with handheld shower attachment and glazed shower screen. Wash basin with cupboard below, low flush WC, radiator, tiled walls, laminate wood effect flooring, radiator, frosted UPVC double glazed window to front.

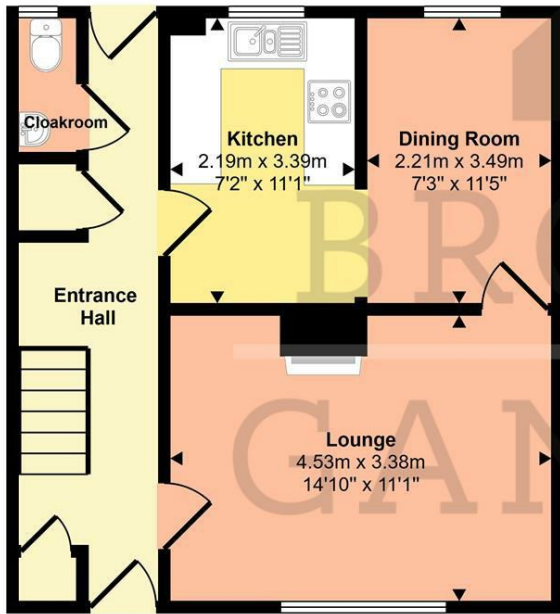
### **Outside**

There are gardens to three sides of the property. The extensive lawned rear garden wraps around the side of the property and is enclosed by timber fencing and brick wall with a gate for side access. There is a brick built external store cupboard.

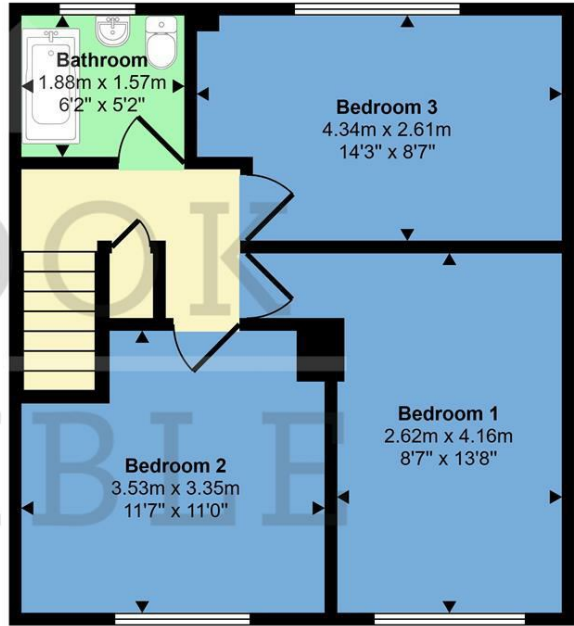
The front is arranged as off road parking for two vehicles.

# Floor Plan

Approx Gross Internal Area  
88 sq m / 950 sq ft



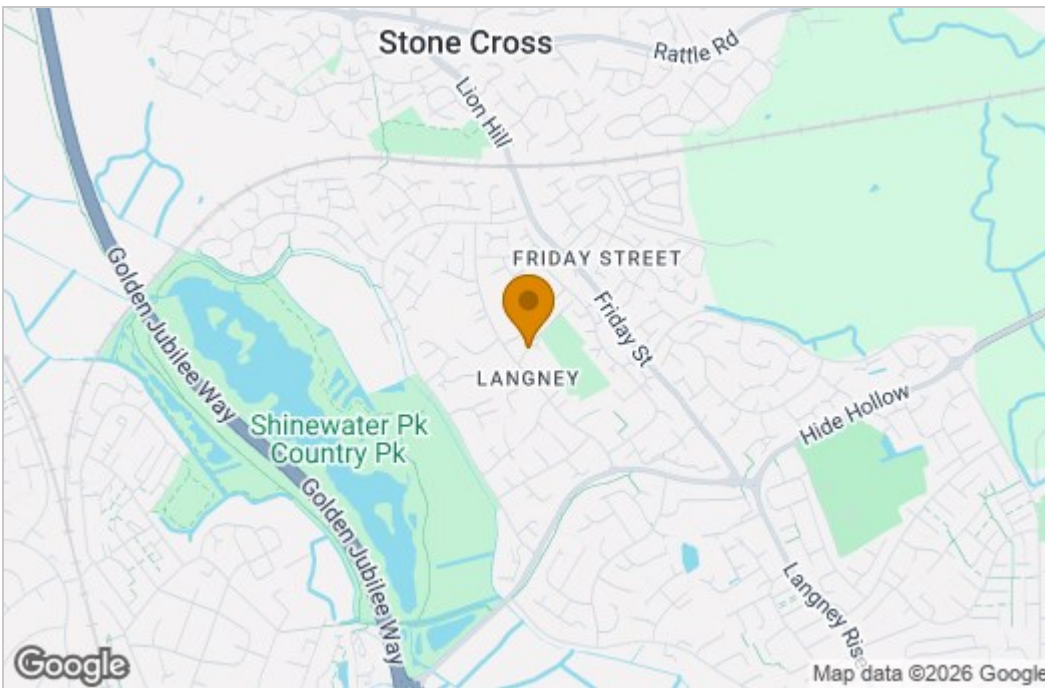
Ground Floor  
Approx 44 sq m / 478 sq ft



First Floor  
Approx 44 sq m / 472 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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