



# BROOK GAMBLE



**37 Magnolia Walk, Eastbourne, BN22 0SS**

**£289,000**

Brook gamble offer to the market this well presented 3 bedroom mid-terrace house in the popular Willingdon Trees area of Eastbourne. The house is well decorated throughout and enjoys a good sized open plan Lounge and Dining Room. Being located close to popular local schools and shops, the house benefits from gas central heating and uPVC double glazing as well as having a garage and driveway for off street parking. Viewing is considered essential by the vendors sole agents.

**Entrance Hall**

Frosted double glazed front door opening into Entrance Hall; with radiator, understairs cupboard, wall mounted thermostat.

**Lounge 12'10 x 11'3 (3.91m x 3.43m)**

Two radiators, UPVC double glazed window to front. Archway to Dining Room.

**Dining Room 12'1 x 8'6 (3.68m x 2.59m)**

Radiator, UPVC double glazed window to rear. Archway to Kitchen.

**Kitchen 11'11 x 8'2 (3.63m x 2.49m)**

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 ceramic hob with electric oven below and cooker above. Space and plumbing for washing machine, space for fridge freezer, wall units, part tiling to walls, UPVC double glazed door and window to Rear Garden.

**First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with hatch to loft space with retractable loft ladder. Linen cupboard housing wall mounted gas boiler.

**Bedroom 1 13'1 x 9'11 (3.99m x 3.02m)**

Radiator, UPVC double glazed window to front.

**Bedroom 2 11'7 x 8'7 (3.53m x 2.62m)**

Radiator, UPVC double glazed window to rear.

**Bedroom 3 9'9 x 6'9 (2.97m x 2.06m)**

Measurements include the depth of the built-in wardrobe cupboard. Radiator, UPVC double glazed window to front.

**Bathroom**

Bath, wall mounted shower unit, glazed shower screen, part tiling to walls. Pedestal wash basin, frosted UPVC double glazed window to rear.

**Separate WC**

With low flush WC, frosted UPVC double glazed window to rear.

**Outside**

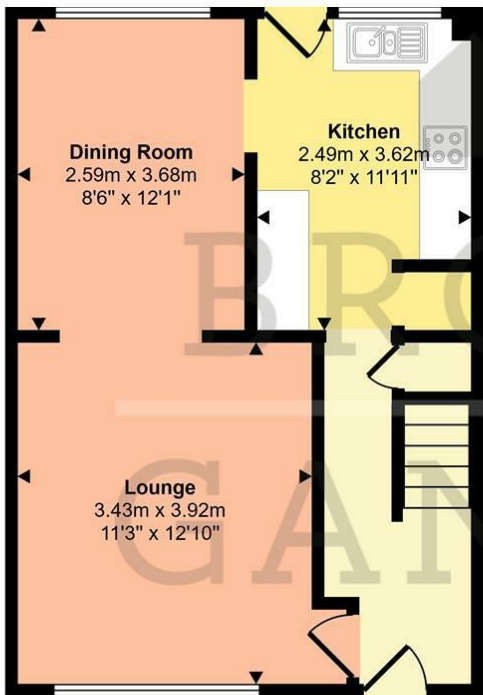
There are gardens to the front and rear of the property.

The front garden is laid to lawn, whilst the rear garden is mainly laid to lawn with a patio area, hedge borders and timber fencing. There is a personal door to the Garage, a brick storage shed and a driveway for off street parking.

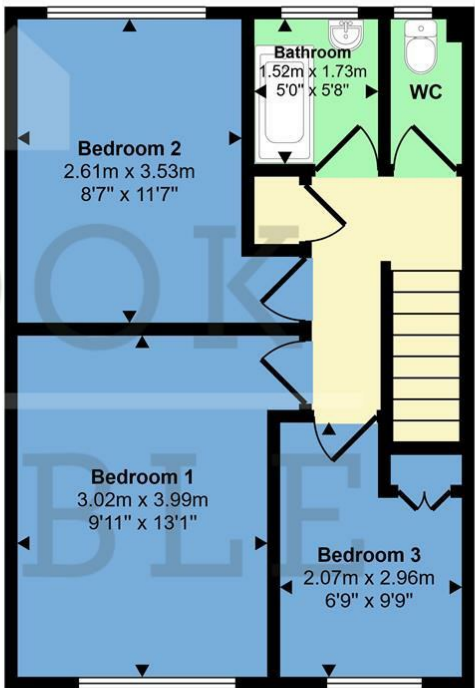


Floor Plan

Approx Gross Internal Area  
81 sq m / 870 sq ft



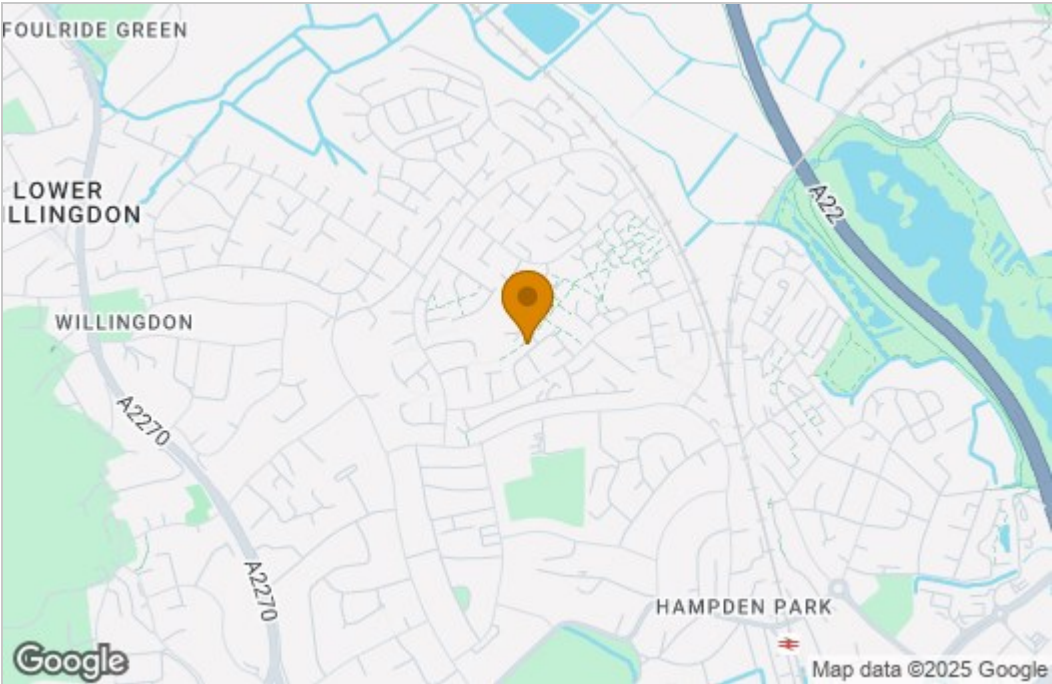
Ground Floor  
Approx 41 sq m / 438 sq ft



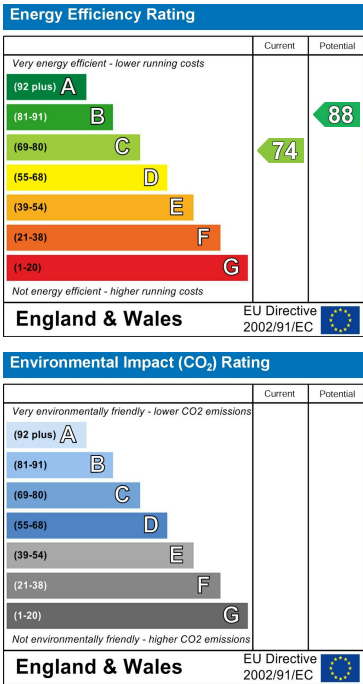
First Floor  
Approx 40 sq m / 433 sq ft

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



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