



BROOK GAMBLE



15 Clifford Avenue, Eastbourne, BN21 1XL

£415,000

Brook Gamble are delighted to offer to the market this substantial three bedroom semi-detached house occupying a CORNER PLOT in the SOUGHT AFTER OLD TOWN area of Eastbourne. The property boasts a 24' LOUNGE/DINING ROOM, STUDY, 19' KITCHEN and CLOAKROOM to the ground floor.

There are gardens to three sides, PARKING FOR SEVERAL CARS and a DOUBLE GARAGE measuring 16'9" x 15'6". IDEALLY LOCATED FOR POPULAR LOCAL SCHOOLS, and being sold CHAIN FREE, viewing is considered essential. Sole Agents.

Frosted uPVC double glazed front door to:

Entrance Hall

Two double storage cupboards. Wall mounted thermostat. Radiator. Wood effect laminate flooring. uPVC double glazed windows.

Lounge/Dining Room 24'1" x 11'4" reducing to 8'10" (7.34m x 3.45m reducing to 2.69m)

Serving hatch from kitchen. Two radiators. Wood effect laminate flooring. Two uPVC double glazed windows to front. uPVC double glazed window to side.

Study 9'9" x 8'6" (2.97m x 2.59m)

Cupboard housing gas boiler. Radiator. Wood effect laminate flooring. uPVC double glazed door and window to rear garden.

Kitchen 19'3" x 8'9" (5.87m x 2.67m)

Single drainer one and a half bowl sink unit with cupboard below. Further drawer and base units with work surfaces over. Space for electric cooker with cooker hood above. Space for dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Breakfast bar. Wall units. Radiator. Part tiling to walls. uPVC double glazed door and window to rear garden.

Cloakroom

Low level WC. Wash basin. Tiled walls. Wood effect laminate flooring. uPVC double glazed window to side.

Turning staircase, from entrance hall, to:

First Floor Landing

Double wardrobe cupboard. Linen cupboard with slatted shelving and hatch to loft. uPVC double glazed window to side.

Bedroom 1 14'11" into recess reducing to 12'9" x 11'4" exclu (4.55m into recess reducing to 3.89m x 3.45m exclud)

Radiator. uPVC double glazed windows to front and side.

Bedroom 2 12'10" x 11'2" (3.91m x 3.40m)

Radiator. uPVC double glazed window to front.

Bedroom 3 9'1" x 8'7" excluding recess (2.77m x 2.62m excluding recess)

Radiator. uPVC double glazed window to rear.

Bathroom

Bath with mixer tap. Walk-in mobility friendly shower cubicle with wall mounted shower unit and tiled walls. Low level WC. Pedestal wash basin. Radiator. Tiled walls. Velux window.

Outside

There are gardens to three sides of the property. The front and side gardens are laid to lawn. The

rear garden is enclosed by brick wall and timber fencing with gate.

Double Garage 16'9" x 15'6" (5.11m x 4.72m)

Up and over door. Personal door to garden.

Other Information

Council Tax Band

Total floor area 120 square metres

Floor Plan

Approx Gross Internal Area
122 sq m / 1312 sq ft

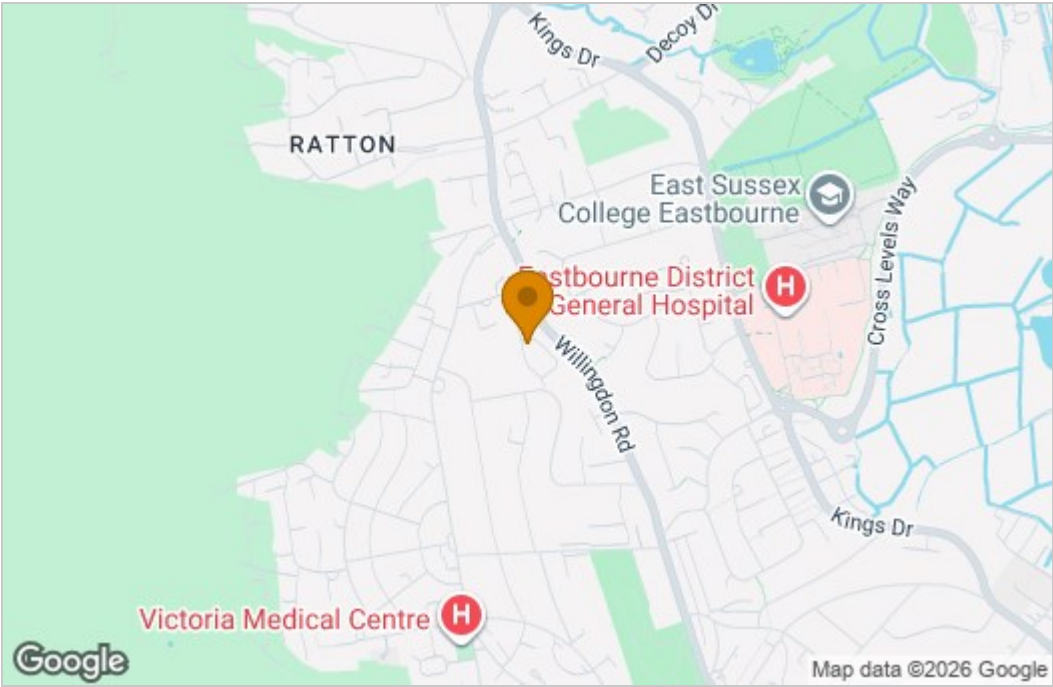


Ground Floor
Approx 63 sq m / 676 sq ft

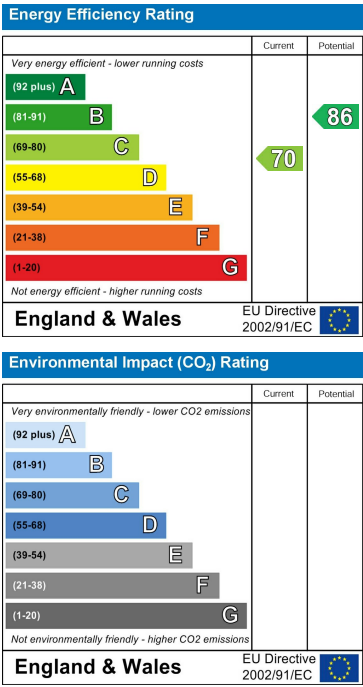
Denotes head height below 1.5m

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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