



# BROOK GAMBLE



**7 Bailey Crescent, Eastbourne, BN22 0RD**

**£289,950**

Ideally located in the charming area of Willingdon, this delightful two-bedroom bungalow on Bailey Crescent offers a perfect blend of comfort and convenience. With its newly decorated interiors, the property presents a fresh and inviting atmosphere, ready for you to make it your own. As you enter, you will find a spacious reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The two well-proportioned bedrooms provide ample space and fantastic views. One of the standout features of this bungalow is the stunning views towards the South Downs, which can be enjoyed from various vantage points within the property. For those with vehicles, the property boasts off-road parking for one vehicle along with a garage, ensuring that parking is never a concern. Being chain free and vacant, this bungalow offers a smooth transition for prospective buyers, allowing for a quick move-in. Call now to avoid disappointment!

## **Accommodation Comprising**

Double glazed main front door

Entrance porch

Door leading into front conservatory, cloaks cupboard with hanging round and shelving above, door leading into lounge

Lounge

Radiator with thermostatic control valve, feature fire surround, television aerial point, coving to ceiling, door leading onto rear conservatory, door leading through to inner hall.

Conservatory

Radiator, French doors leading onto rear garden.

Rear garden

With fenced borders, large patio area, and laid mainly to lawn, with pathway to garage.

Kitchen

Fitted in a range of wall and floor cupboards and base gloss fronted white units, single sink unit with mixer tap, space and plumbing for washing machine, fitted fridge freezer, gas cooker with extra extract to her above, double glaze window to rear aspect, double glazed door to rear aspect leading onto rear garden.

Bedroom one

Radiator, coving to ceiling, double glazed window to front aspect with magnificent views towards the south Downs to a westerly aspect.

Bedroom two

Radiator, coving to ceiling, hatch to loft, double glazed window to front aspect with magnificent views towards the south Downs to a westerly aspect.

Bathroom

Fitted in a white suite, bath with mixer tap and shower attachment, low-level WC, wash hand basin, airing cupboard housing wall mounted gas central heating boiler, radiator, coving to ceiling, double glaze window to rear aspect.

Garage

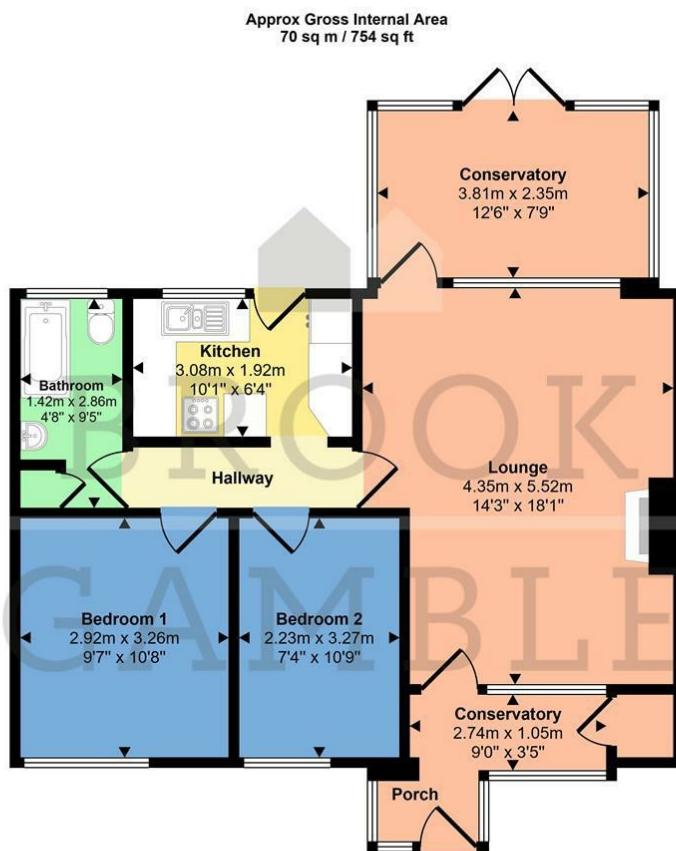
With up and over door, double glaze window, and personal door. Off road parking space just in front of garage for one vehicle.

Front garden

Laid to lawn, with pathway to house and patio area.

Council tax band C

## Floor Plan



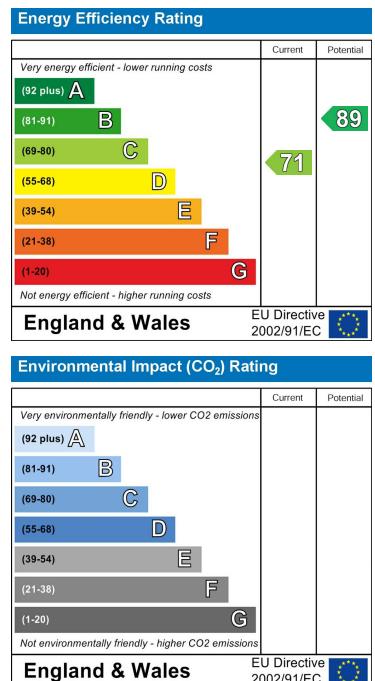
Floorplan

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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