



BROOK GAMBLE



38 Peppercombe Road
, Eastbourne, BN20 8JH

Brook Gamble are delighted to offer to the market this good sized 3 bedroom detached house occupying a large elevated plot at the crest of Peppercombe Road, Old Town. Boasting stunning far reaching panoramic views across Eastbourne to the Sea, and of The South Downs, the house has been the subject of much improvement by the present owners. The ground floor comprises the South facing Lounge and the open plan Kitchen / Dining Room with bespoke handcrafted Kitchen units, along with the Conservatory and a Utility Porch to the side. The Rear Garden is a particular feature of the property, being terraced and boasting mature vegetation and a gate for direct access onto The South Downs. There is also a garage to the front of the house. Well located for popular local schools and shops, viewing is considered essential. Sole Agents.

£430,000

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- Large Elevated Plot
- Backing On To South Downs
- Large Terraced Rear Garden
- Sole Agents
- Detached House
- Open Plan Kitchen / Dining Room
- Garage
- Stunning Views
- Conservatory
- Sought After Old Town

Entrance Porch

Entrance Hall

Lounge

14'11 x 11'6 (4.55m x 3.51m)

Kitchen / Dining Room

17'11 x 9'7 (5.46m x 2.92m)

Conservatory

12'5 x (3.78m x)

Utility Porch

7'10 x 6'4 (2.39m x 1.93m)

First Floor Landing

Bedroom 1

13' x 10'5 excluding door recess
(3.96m x 3.18m excluding door
recess)

Bedroom 2

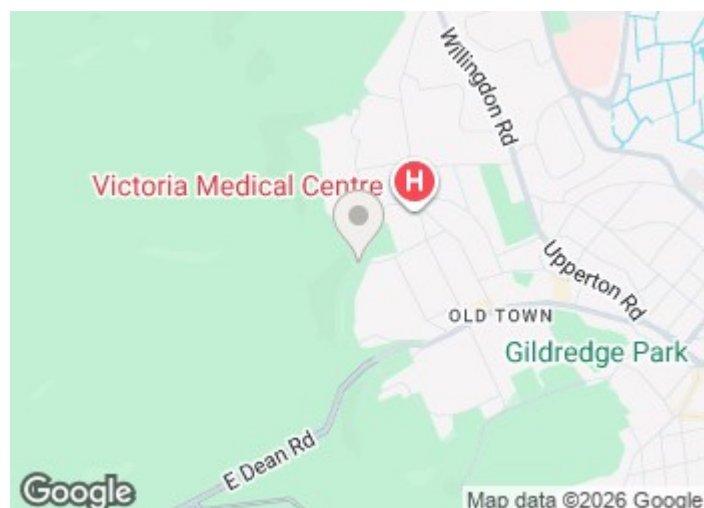
11'10 x 9'10 excluding door recess
(3.61m x 3.00m excluding door
recess)

Bedroom 3

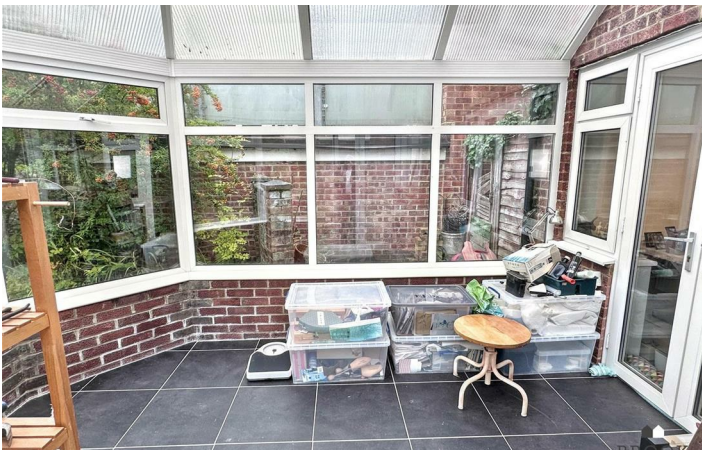
8'7 x 7'3 (2.62m x 2.21m)

Bathroom

Outside



Directions



Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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