



BROOK GAMBLE



17 Lawns Avenue, Eastbourne, BN21 1PJ

£550,000

Brook Gamble are delighted to offer to the market this extremely well presented, and significantly extended 3 bedroom semi detached house in the sought after Motcombe area of Eastbourne's Old Town. The house has been the subject of significant improvement by the present owners, with the large ground floor accommodation comprising the open plan modern Kitchen, Dining Area, attractive Living Room and Sitting Room/Study, as well as a Cloakroom and Utility Room. The first floor comprises three Bedrooms, with the master boasting en-suite facilities, as well as the Bathroom and WC. There is a charming rear garden with lawn and a decked patio, whilst the front garden is arranged as a driveway for off street parking. Being well located for popular local schools and shops, The historic Lamb Inn is within a short distance, as is St Mary's Church, Gildredge Park and Waitrose. Viewing is highly recommended to fully appreciate this wonderful home. Sole Agents.

Entrance Porch

Composite leaded light glazed front door opening into Entrance Porch; with inset ceiling spotlights, frosted UPVC double glazed windows.

Entrance Hall

Leaded light patterned glazed door opening into Entrance Hall; with wood effect flooring, understairs storage cupboard, further walk-in storage cupboard with wall mounted gas boiler, picture rail, doorway to Kitchen.

Kitchen 23'2 x 9'3 (7.06m x 2.82m)

Twin bowl enamel sink unit with mixer taps and cupboards below. Further range of drawers and base units with wooden working surfaces over incorporating four ring Bosch induction hob with cooker hood above. Electric double oven, space for American-style fridge freezer, integrated dishwasher, kitchen island with wooden worksurface, cupboards below and wine fridge. Radiator, wood effect flooring, inset ceiling spotlights, wall units, part tiling to walls, UPVC double glazed window to rear, Velux window. Open plan to Dining Area.

Dining Area 13'7 x 8'8 (4.14m x 2.64m)

Radiator, wood effect flooring, two Velux windows and bifold doors to Rear Garden. Open plan to Sitting Room.

Lounge 14'4 x 11'6 (4.37m x 3.51m)

Solid fuel burner with tiled hearth and wooden mantle over. Radiator, door to Entrance Hall. Open plan archway to Sitting Room/Study

Sitting Room / Study 12'11 x 10'9 (3.94m x 3.28m)

Double radiator, picture rail, UPVC double glazed window to front with fitted shutter blinds.

Utility Room 10'9 x 5'11 (3.28m x 1.80m)

Single drainer one and a half bowl enamel sink unit with mixer tap and cupboards below. Space and plumbing for washing machine, space for tumble dryer, working surfaces over. Wall units, part tiling to walls, tiled floor, vertical radiator, inset ceiling lighting, UPVC double glazed door to side, door to Cloakroom.

Cloakroom

Low flush WC, pedestal wash basin, part tiling to walls, tiled floor, frosted UPVC double glazed window to rear.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; with leaded light patterned UPVC double glazed windows to front and side. Hatch to loft space.

Bedroom 1 10'4 x 13'3 (3.15m x 4.04m)

Measurements exclude the depth of the twin built-in

wardrobe cupboards. Picture rail, radiator, wall lights, UPVC double glazed window to rear. Door to En-Suite Shower Room

En-Suite Shower Room 7'10 x 5'8 (2.39m x 1.73m)

Shower cubicle comprising wall mounted shower unit, rainfall showerhead, tiling to walls, glazed shower screen, low flush WC, wash basin inset into vanity unit with cupboards below. Tiled floor, radiator, inset ceiling spotlights, extractor fan, frosted UPVC double glazed window to rear.

Bedroom 2 13'7 x 10'9 (4.14m x 3.28m)

Radiator, picture rail, UPVC double glazed bay window to front with fitted shutter blinds.

Bedroom 3 16' max excl door recess x 9'2 max (4.88m max excl door recess x 2.79m max)

Radiator, UPVC double glazed window to rear.

Bathroom

Panelled bath, wall mounted shower unit, handheld shower attachment, rainfall showerhead, folding glazed shower screen, wash basin inset into vanity unit with drawers below, tiled walls, extractor fan, heated towel rail, tiled floor, inset ceiling spotlights, frosted UPVC double glazed window to rear.

Separate WC

Low flush suite, wash basin, frosted UPVC double glazed window to front.

Outside

Outside, there are gardens to the front and rear of the property. Front garden has a slate flower bed, low-level brick wall, shrubs and block paving giving off street parking for several vehicles.

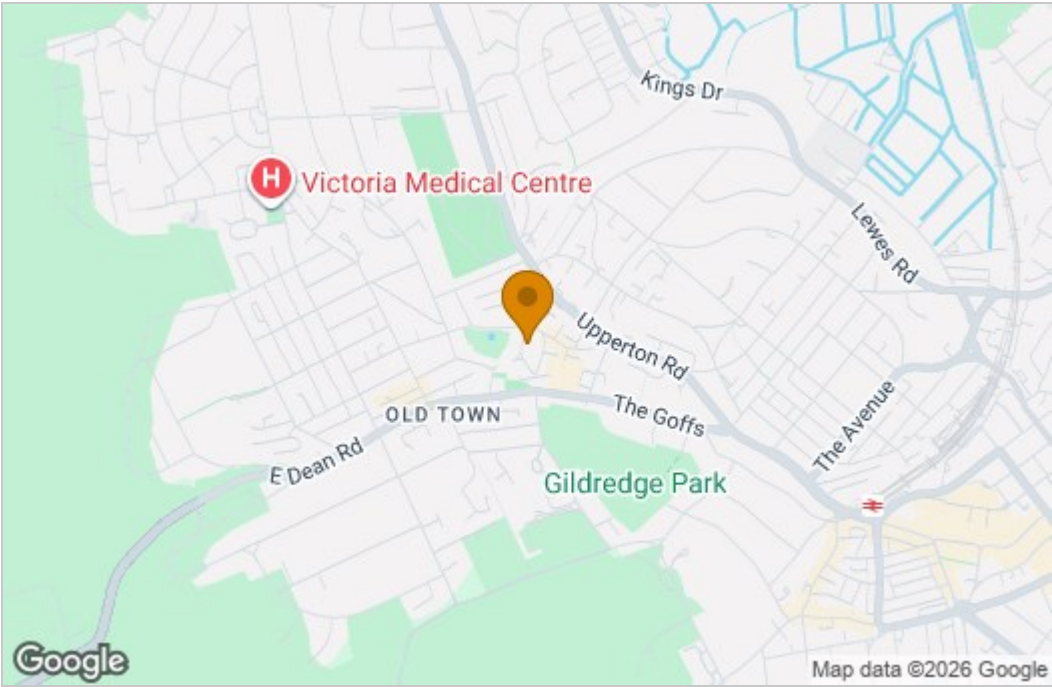
The garden comprises a decked patio area leading to the lawn with raised flowerbeds and timber shed, and is enclosed by timber fencing with a gate for side access.

Floor Plan

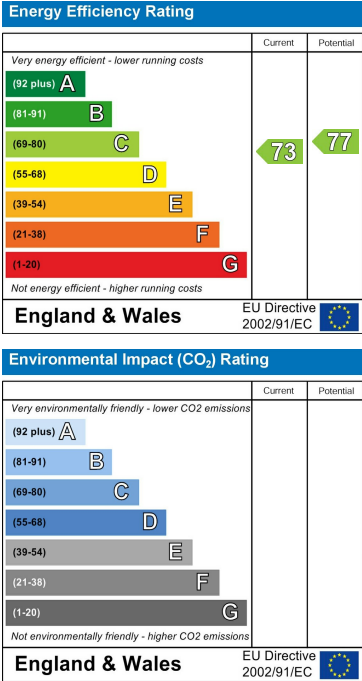


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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