



BROOK GAMBLE



138 Longland Road, Eastbourne, BN20 8JD

£450,000

Brook Gamble are delighted to offer this substantial 4 bedroom, 2 reception room semi-detached house in the much sought after Old Town area of Eastbourne. The property enjoys good sized accommodation, with the ground floor comprising the Lounge, Dining Room, Kitchen and Cloakroom along with a good sized Entrance Hall. The first floor boasts a generous landing, 4 bedrooms and a luxury Bathroom with a further staircase leading to the loft room. Far reaching panoramic views towards the sea are enjoyed to the rear of the property whilst the house also boasts an attractive rear garden, a large externally accessed Cellar/Storage Room and a driveway to the front for off street parking. Located within yards of access too The South Downs and Pashley Down Infant School, the house is also within a short distance of further local schools and shops as well as Old Town Recreation Ground. Viewing is considered essential to fully appreciate this home. Sole Agents.

Porch

UPVC Double glazed front door and windows to Entrance Porch.

Entrance Hall

Stripped wooden floorboards, radiator, picture rail, understairs storage cupboards.

Lounge 13'1 x 11'11 (3.99m x 3.63m)

Radiator, picture rail, fireplace with tiled hearth and surround, exposed wooden floorboards, UPVC double glazed bay window to front.

Kitchen 12' x 6'10 (3.66m x 2.08m)

Single drainer sink unit having mixed taps and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with cooker hood above and electric oven below. Space and plumbing for dishwasher, space for fridge freezer, tiling to walls, wall units, under cupboard lighting, uPVC window and door giving access to rear garden. Door to Utility Cupboard; with space and plumbing for washing machine, part tiling to walls, frosted uPVC double glazed window to side.

Dining Room 16'5 x 10'11 (5.00m x 3.33m)

Feature fireplace with tiled surround and wooden mantle. Two radiators, picture rail, exposed floorboards, two uPVC double glazed windows overlooking rear garden with far reaching views towards the sea.

Cloakroom

WC, wash basin, frosted uPVC double glazed window to side.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; linen cupboard with slatted shelving, picture rail.

Bedroom 1 12' max x 14'1 into bay (3.66m max x 4.29m into bay)

Exposed floorboards, radiator, picture rail, built-in wardrobe cupboard, uPVC double glazed window to front.

Bedroom 2 11'1 x 10'9 (3.38m x 3.28m)

Radiator, picture rail, uPVC double glazed window to rear with stunning far reaching panoramic views across Old Town and towards the sea.

Bedroom 3 8'5 x 8'5 excluding door recess (2.57m x 2.57m excluding door recess)

Radiator, picture rail, uPVC double glazed window to rear with stunning far reaching views across Old Town and towards the sea.

Bedroom 4 8'8 x 7'3 (2.64m x 2.21m)

Radiator, uPVC double glazed window to front.

Bathroom

Freestanding clawfoot roll top bath with mixer tap and handheld telephone style shower attachment. Pedestal wash basin, low flush WC, shower cubicle with wall mounted shower unit, hand held shower attachment and rainfall showerhead. Glazed shower screen, frosted uPVC double glazed windows, tiled walls, heated towel rail.

Loft Room 15'3 max x 14' max (4.65m max x 4.27m max)

Turning staircase from First Floor Landing to Loft Room. Eaves storage access, Window to rear with far reaching views.

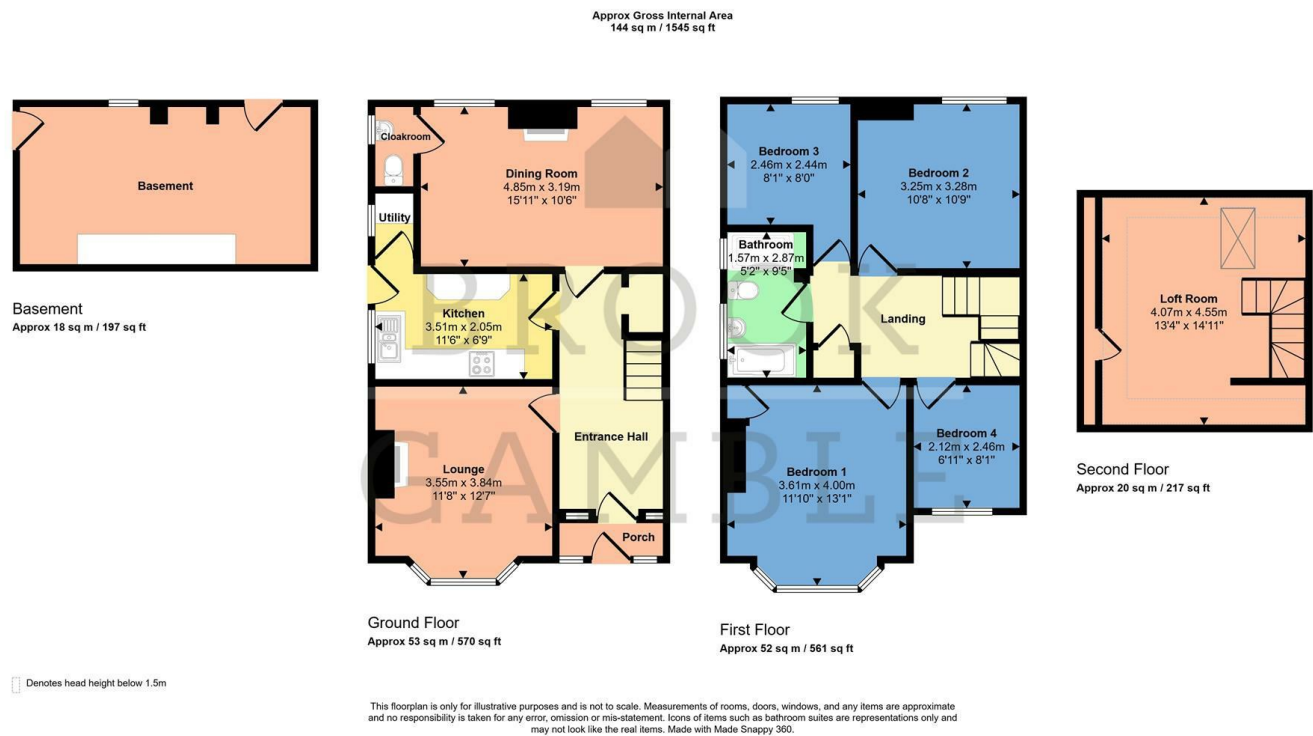
Outside

There are gardens to the front and rear of the property. The front garden is arranged as a driveway for off street parking. There are steps down to the rear garden, which is laid mainly to lawn with secluded patio area. The garden boasts well established fruit trees and a delicate herb garden and is enclosed by timber fencing with a gate for side access. There is also access to the underhouse Cellar Storage Room.

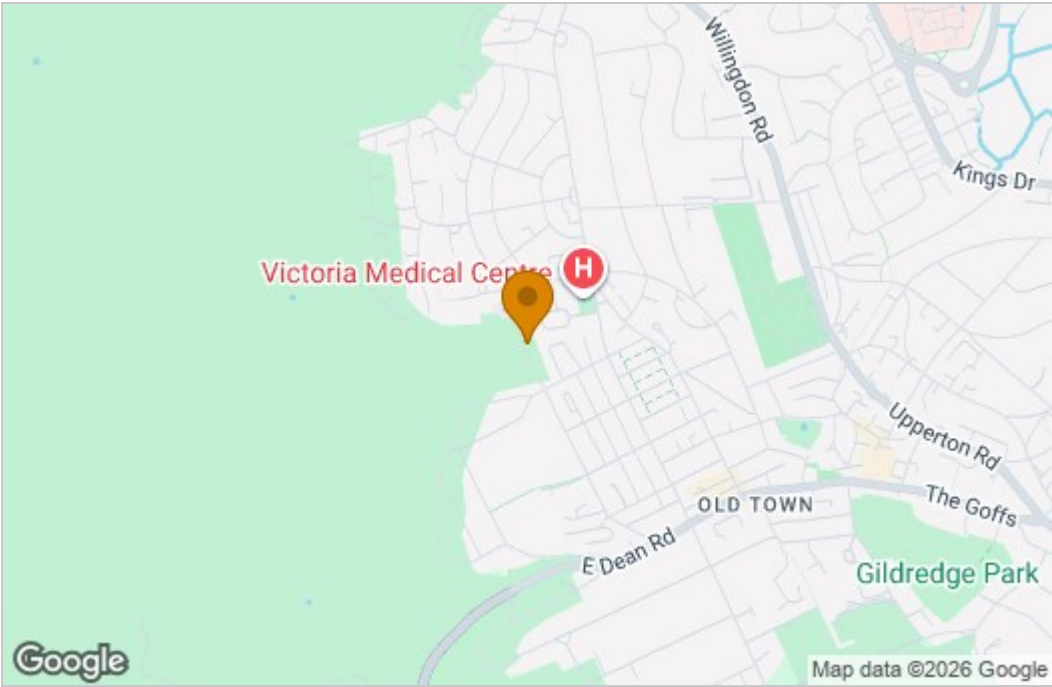
Cellar Storage Room approx 18' x 10' (approx 5.49m x 3.05m)

The cellar storage boasts light and power and a uPVC double glazed window.

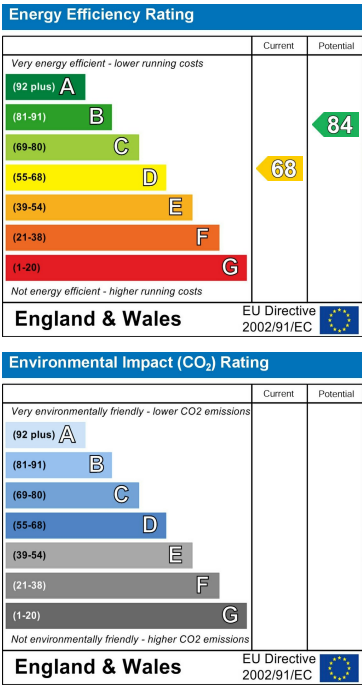
Floor Plan



Area Map



Energy Efficiency Graph



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