



BROOK GAMBLE



98 Cherry Garden Road, Eastbourne, BN20 8HG

£379,950

Brook Gamble are delighted to offer to the market this very well presented 3 bedroom semi-detached house backing onto The South Downs in the much sought after Old Town area of Eastbourne. The house boasts a ground floor comprising a modern open plan kitchen, lounge and dining room, whilst the first floor enjoys views to both the sea and the woodland of The South Downs. Being well located for popular local schools for all ages, and with direct access from the attractive rear garden to the South Downs, the house is ideal for families, dog walkers or anyone wanting to enjoy the surrounding countryside. Being sold chain free, viewing is considered essential. Sole Agents.

Entrance Hall

Composite front door with frosted leaded light double glazed window, opening into Entrance Hall; with radiator, frosted UPVC double window to side, understairs cupboard with space and plumbing for washing machine. Open plan to Kitchen.

Lounge 13'9 x 12'10 (4.19m x 3.91m)

Woodburning Aga with tiled hearth and surround and wooden mantle over. Wood flooring, wall lights, UPVC double glazed window with fitted blinds to front aspect.

Dining Room 11'1 x 10'4 (3.38m x 3.15m)

Wood flooring, radiator, UPVC double glazed double doors to rear garden.

Kitchen 10'7 max x 8'6 (3.23m max x 2.59m)

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob, with electric oven below and cooker above. Range of wall units, cupboard housing wall mounted gas boiler, space for tumble dryer, integrated dishwasher, space for fridge freezer, inset ceiling spotlights, part tiling to walls, uPVC double glazed window overlooking rear garden.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing. Hatch to loft space, radiator, frosted UPVC double glazed window to side, linen cupboard housing in insulated cylinder with slatted shelving above.

Bedroom 1 12'4 max x 11'1 (3.76m max x 3.38m)

Radiator, built-in cupboard, UPVC double window to front with far reaching views towards the sea.

Bedroom 2 11' x 10'4 (3.35m x 3.15m)

Radiator, built-in cupboard, UPVC double window overlooking rear garden and South Down woodland.

Bedroom 3 8'11 x 7'11 (2.72m x 2.41m)

Radiator, UPVC double glazed window too front with views towards the sea.

Bathroom

Suite comprising fitted panelled bath with mixer taps and wall mounted shower unit. Glazed shower screen, extractor fan, wash basin inset into vanity unit with cupboard and drawer below. Low flush WC, heated towel rail, tiled walls, mirror with light, two frosted UPVC double glazed windows to rear.

Outside

There are gardens to the front and rear of the property.

The front garden is laid to lawn with flower beds and side access to the rear garden.

The rear garden has a paved patio area enclosed by brick wall with steps up to the lawn. There are further patio areas, flowerbeds and a timber shed. The garden is enclosed by timber fencing with a gate giving direct access onto the South Downs

Floor Plan

Approx Gross Internal Area
87 sq m / 934 sq ft

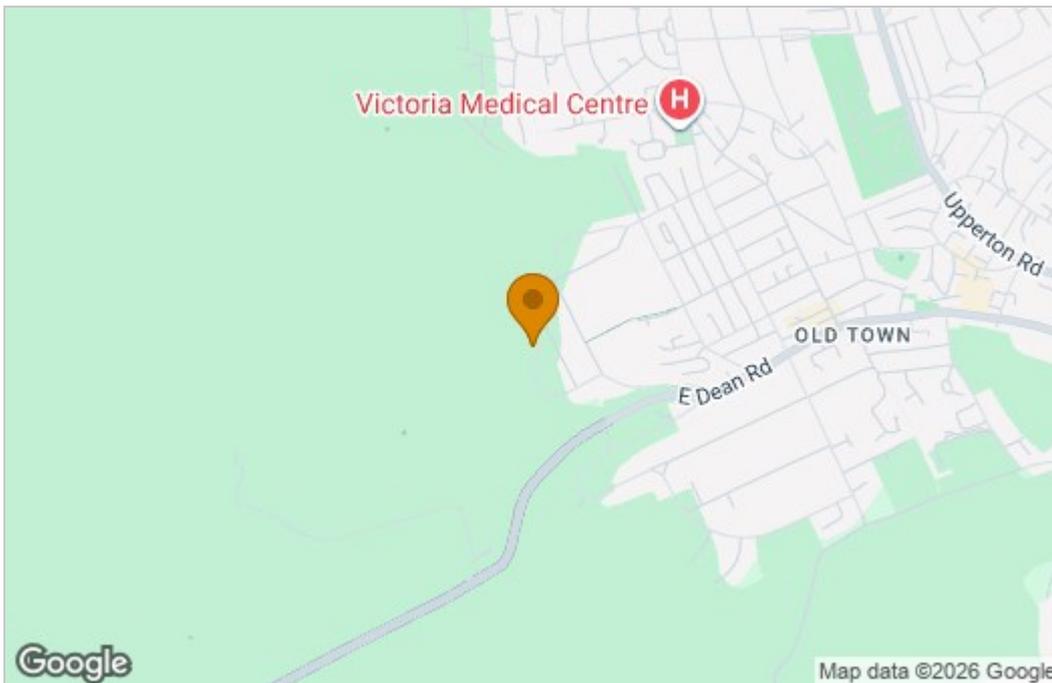


Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 44 sq m / 473 sq ft

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

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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