



# BROOK GAMBLE



**14 Bracken Road, Eastbourne, BN20 8SH**

**£450,000**

Brook Gamble are delighted to be offering this massively extended five/four bedroom detached house in the much sought after Old Town area of Eastbourne nestled at the foot of the downs. The property offers versatile accommodation that would cater for a family that need space, and wants to be located in one of Eastbourne's primary locations. Close to excellent popular local schools, and with stunning far reaching views towards the sea from the first floor rear bedrooms, the property is a must see. Benefits include a bedroom with sun balcony with commanding views, spacious rear garden, large lounge with separate dining room, large kitchen breakfast room and separate utility room, double glazing, gas centrally heated, garage en bloc, study or ground floor bedroom (five). Chain free and vacant, viewing is strictly by appointment with the sellers sole agents.

## **Accommodation Comprising**

Double glazed front door

### **Entrance hallway**

Wooden flooring, stairs rising to 1st floor landing, radiator, recessed spotlighting, storage cupboard with shelving, under stairs storage cupboard.

### **Ground floor wet room**

Comprising walk-in shower cubicle, low-level WC, wash hand basin, radiator, tiled walls, window to side.

### **Ground floor bedroom/ Study**

Radiator, built-in cupboard with hanging rail and shelving, double glazed window to rear aspect overlooking rear garden, wooden flooring.

### **Lounge**

With feature fire surround and open fire, radiator, coving to ceiling, wall light points, double glazed window to front aspect, double glazed sliding patio door to rear garden.

### **Dining room**

Radiator, coving ceiling, wall light points, double glazed window to front aspect, serving hatch to kitchen.

### **Kitchen**

Fitting in a range of wall and floor cupboards and base units, double bowl sink unit and mixer tap, part tiled walls, five ring gas hob with extractor hood above, electric oven, radiator, breakfast bar, double glazed , space for under counter appliances, window to rear aspect, door through to utility room.

### **Utility room**

Space and plumbing for washing machine, double glaze door to rear garden, door to lock up storeroom with window to front aspect.

### **First floor landing**

Double glazed window to front aspect, hatch to loft, radiator, linen cupboard with shelving.

### **Main bedroom**

Radiator, coving to ceiling, double glazed window to front, double glazed sliding patio door to balcony area with far reaching views across Eastbourne towards the sea.

### **Bedroom two**

Radiator, double glazed window to rear aspect with fire reaching views across Eastbourne towards the sea.

### **Bedroom three**

Radiator, built in cupboard, double glazed window to

rear aspect overlooking rear garden with far reaching views towards the sea.

### **Bedroom four**

Radiator, double glaze window to front aspect with reviews towards the south Downs National Park.

### **Bathroom**

Fitted in a white suite, comprising bath with wall mounted electric shower above, wash hand basin vanity unit, low-level WC, heated towel ladder, double glazed window to front aspect.

### **Front garden**

Laid to lawn, with mature shrub borders, and patio area to a westerly aspect.

### **Rear garden**

A large garden with fenced borders, patio area and laid mainly to lawn. Gate to side.

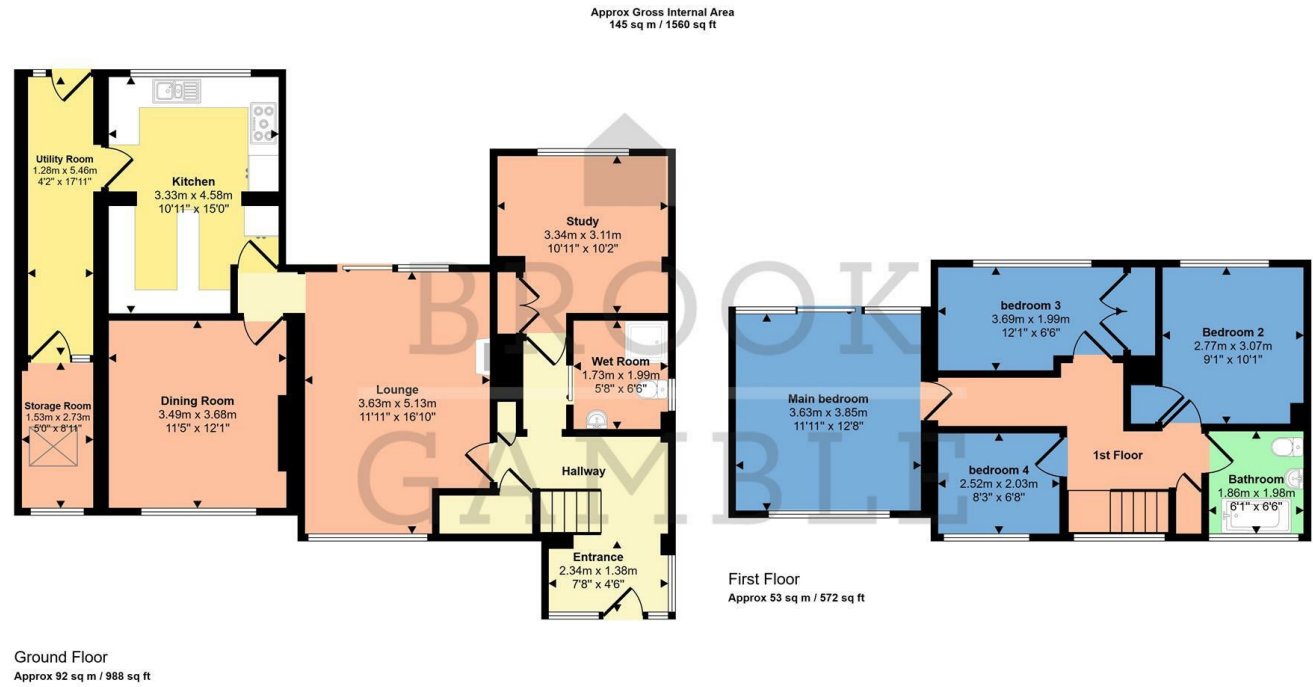
### **Garage**

With up and over door located in a block nearby with parking in front. ( middle one of three)

Council tax band – Band E - Eastbourne Borough Council

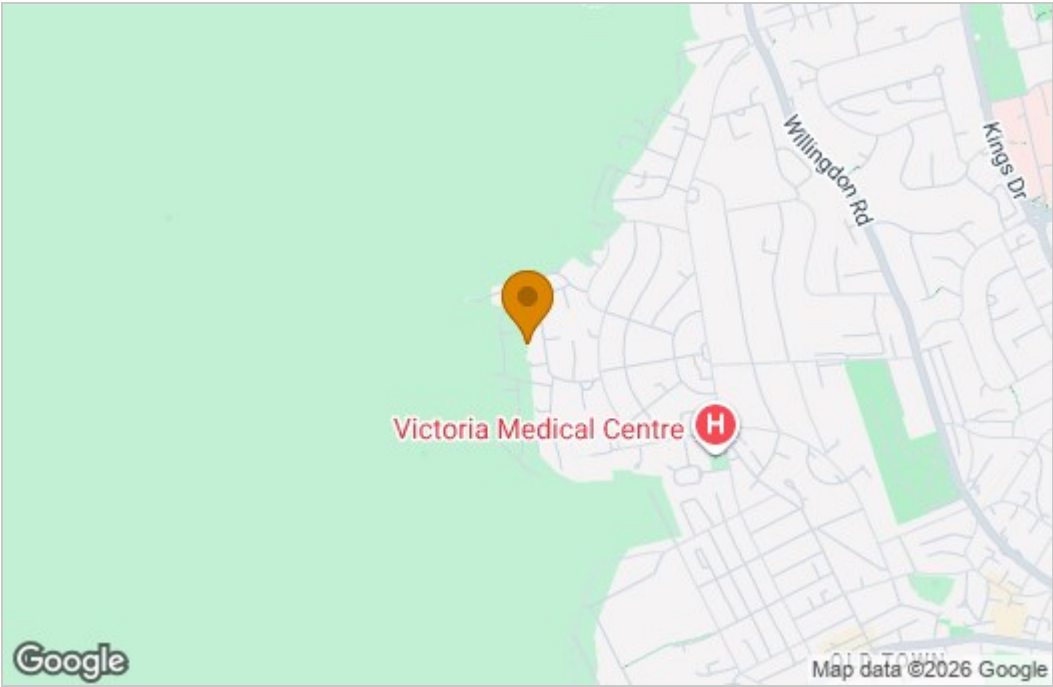


Floor Plan

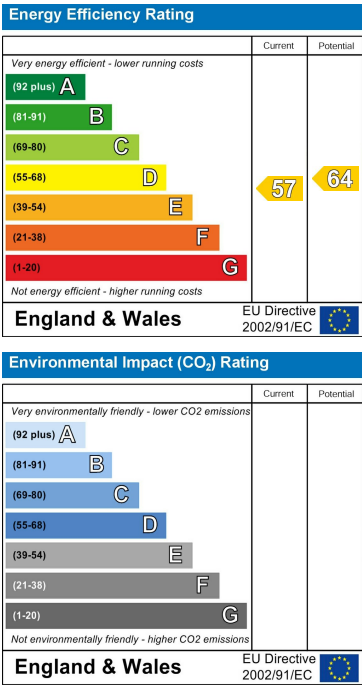


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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.