



# BROOK GAMBLE



**127 Cavalry Crescent, Eastbourne, BN20 8RL**

**£290,000**

Brook Gamble are delighted to offer a three bedroom semi detached house in the HIGHLY SOUGHT AFTER OLD TOWN area of Eastbourne, situated in CLOSE PROXIMITY TO LOCAL SCHOOLS AND AMENITIES. Benefitting from TASTEFUL DECOR THROUGHOUT and enjoying a WESTERLY FACING GARDEN, OFF ROAD PARKING FOR TWO VEHICLES, double glazing and gas central heating. Sole Agents.

Front door to:

### **Entrance Hall**

Under stairs storage cupboard. Further area for coat storage and shoes. Radiator. Stairs rising to first floor landing. Double glazed window to side aspect.

### **Ground Floor Bathroom**

White suite comprising bath with mixer tap, shower attachment and riser rail, wash hand basin and low level WC. Fitted mirror. Fully tiled walls. Recessed ceiling spotlights. Double glazed window to rear aspect.

### **Lounge 15'4" into bay x 11'9" (4.67m into bay x 3.58m)**

Living flame gas fire with tiled hearth. BT telephone socket. Double glazed bay window to front aspect. Door to:

### **Kitchen 11'9" x 6'9" (3.58m x 2.06m)**

Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surface. Inset four ring gas hob with extractor hood above and double electric oven below. Fitted fridge freezer. Space and plumbing for washing machine. Radiator. Tiled floor. Double glazed window to rear aspect. Double glazed door leading onto rear garden.

Stairs, from entrance hall, to:

### **First Floor Landing**

Hatch to loft. Double glazed window to side.

### **Bedroom 1 14'9" x 9'1" (4.50m x 2.77m)**

Storage cupboard. Picture rail. Radiator. Recessed ceiling spotlights. Double glazed window to front aspect.

### **Bedroom 2 9'3" x 7'5" (2.82m x 2.26m)**

Built-in wardrobe with hanging rail and shelving. Picture rail. Radiator. Double glazed window to rear aspect, overlooking rear garden.

### **Bedroom 3 11'9" x 8'3" (3.58m x 2.51m)**

Picture rail. Radiator. Double glazed window to rear aspect, over looking rear garden.

### **Outside**

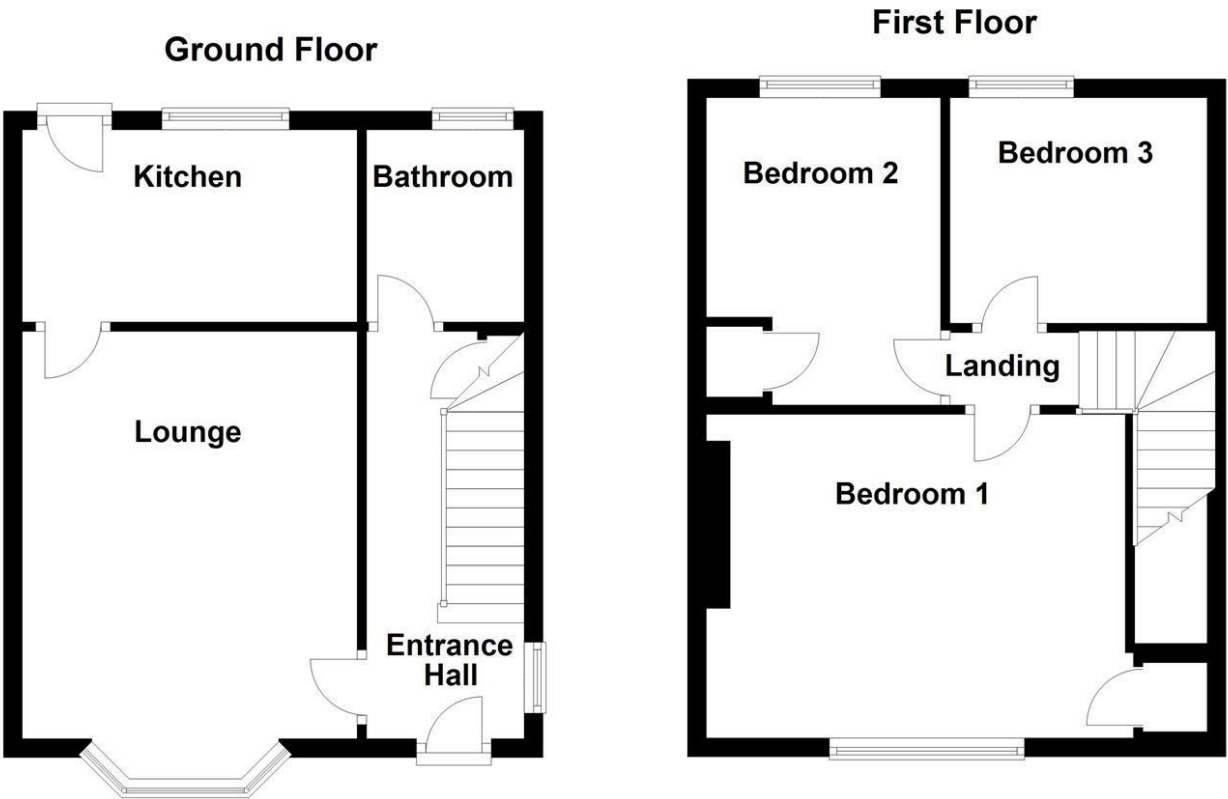
The property enjoys the benefits of front and rear gardens. The front garden is laid mainly to lawn with a pathway to the house. Driveway providing parking for two vehicles. Enclosed by timber fencing with brick wall to front.

The rear garden enjoys a large area of lawn, separated from large patio area with brick wall. Enclosed by timber fencing with gate to side.

### **Other Information**

Council Tax Band B

Floor Plan

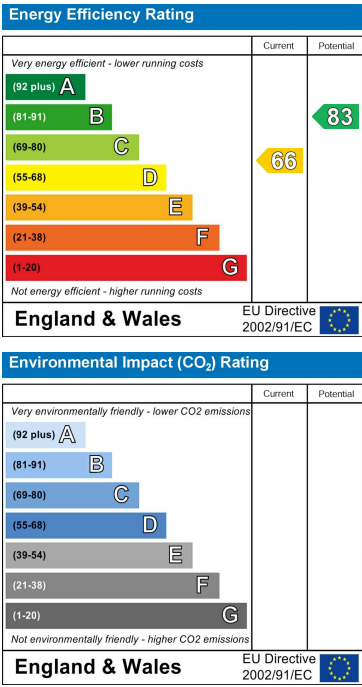


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.