



# BROOK GAMBLE



**3 Finchley Place, Eastbourne, BN23 7FB**

**£355,000**

Brook Gamble are delighted to be offering a beautifully presented, three bedroom detached house in this exclusive gated private development built in 2020 and benefitting from the remainder of an NHBC Warranty. Ideally located close to the Kingfisher shopping centre, local gyms, and super markets. Tastefully decorated throughout, kitchen with fitted Bosch appliances to include fridge, freezer, dishwasher, washing machine, and wall mounted gas central heating boiler. Lounge with bi fold double glazed doors that lead on to the garden, a master bedroom with built in wardrobes and ensuite shower room. Also benefitting from two off road parking spaces, and a very energy efficient home, the property would suit a host of buyers. Viewing is strictly by appointment with the sellers sole agents.

## **Accommodation Comprising**

Main front door

Hallway

Door into lounge, door into downstairs cloakroom, stairs rising to 1st floor landing.

Open Plan Kitchen

Fitted in a range of wall and floor cupboards and base units with a complementary worksurface, single bowl sink unit and mixer tap, fitted under counter fridge, fitted under counter freezer, fitted dishwasher, fitted washing machine, inset four ring "Bosch" gas hob with extractor hood above, and "Bosch" electric oven beneath, laminate wood flooring, recessed spotlighting, wall mounted "Ideal" gas central heating combination boiler, double glazed window to front aspect, breakfast bar area.

Lounge

Radiator, under stairs storage cupboard, recessed spotlighting, bifold double glazed doors leading onto the private rear garden.

Rear Garden

Stepping onto a patio area from the bi fold double glazed doors from the lounge, with part wall and part fenced borders, laid mainly to lawn, with a summer house, Outside electric point, water tap point, and gate to front.

First floor landing

Double glazed window to side aspect, hatch to loft.

Main Bedroom With Ensuite Shower Room.

Radiator, double glazed window to front aspect, built-in double wardrobe with sliding mirror doors, further built in cupboard.

Ensuite Shower Room

Comprising walk-in shower cubicle with wall mounted shower, shower attachment and riser rail, part tiled walls, low-level WC, wash hand basin vanity unit, tiled flooring, shaver point, recessed spotlighting, double glazed window, heated towel ladder. Extractor fan unit.

Bedroom Two

Radiator, double glazed window to rear aspect.

Bedroom Three

Radiator, double glazed window to rear aspect.

Family Bathroom

Comprising bath with mixer tap in a white suite, low-level WC, wash hand basin vanity unit and mixer tap, Walk in shower cubicle with wall mounted shower and tiled wall walls, recessed spotlighting, tiled flooring, wall mounted heated towel ladder,

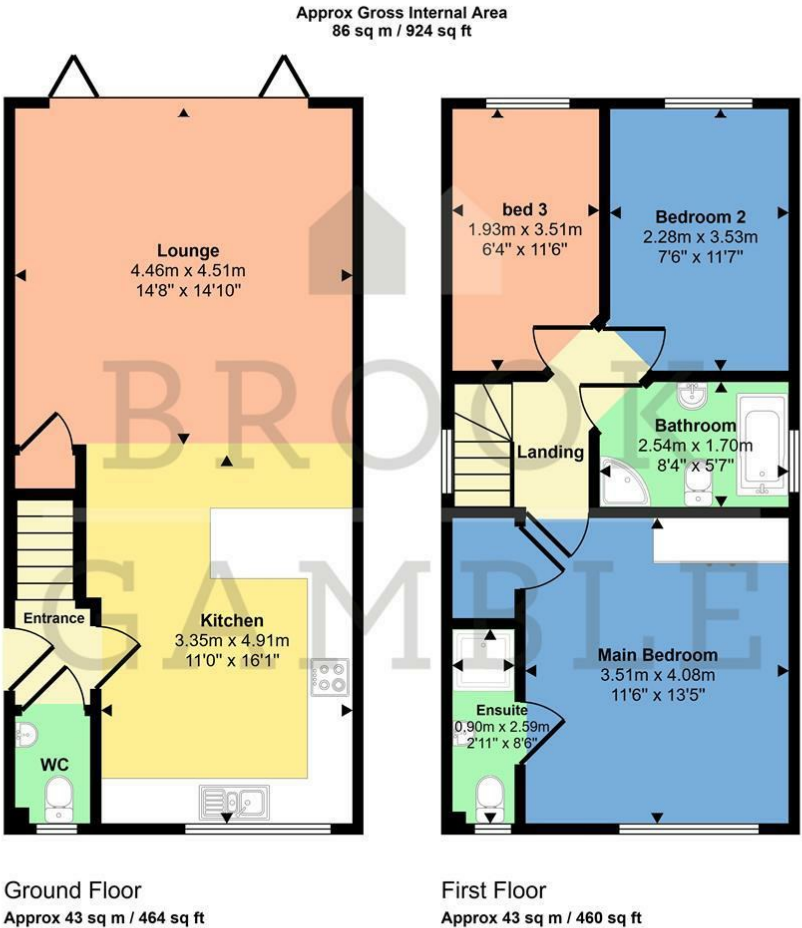
extractor fan unit. Double glazed window.

Private Allocated Spaces

For two vehicles. The development is a private gated development, with security gates that only residence can use to gain access

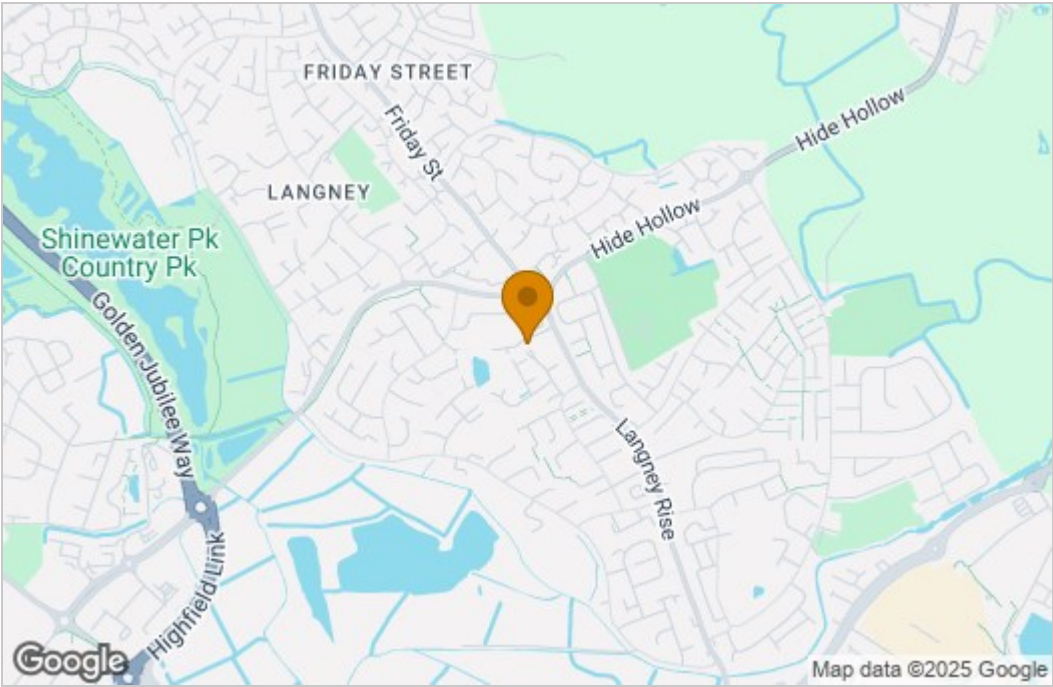


Floor Plan

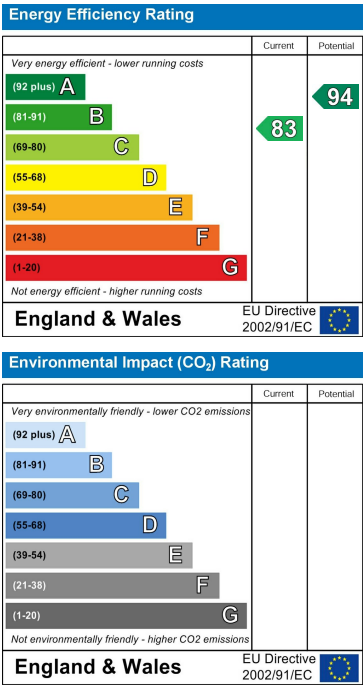


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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