



BROOK GAMBLE



14 Macmillan Drive, Eastbourne, BN21 1SX

£549,950

Brook Gamble are delighted to offer to the market this extended four bedroom, three reception room detached house in the highly sought after Old Town area of Eastbourne. The property, which has been in the same ownership for many years, does require some modernisation, while still being a charming family home. The four first floor bedrooms are complemented by the substantial ground floor living accommodation, made up of a lounge, dining room, and sun room. The house boasts a wonderful large rear garden, backing onto Macmillan Recreation Ground and is situated close to local schools for all ages. With a driveway offering parking for several vehicles, and a large garage, viewing is considered essential by the Vendor's Sole Agents.

uPVC double glazed door to:

Entrance Porch 7'1" x 4'5" (2.16m x 1.35m)

Tiled floor. uPVC double glazed window to front. Inner door to:

Entrance Hall

Under stairs cupboard. Radiator. uPVC double glazed window to porch.

Cloakroom

Low level WC. Wash basin with cupboard below. Part tiling to walls. Frosted uPVC double glazed window to side.

Lounge 14;4" x 10'11" (4.27m;1.22m x 3.33m)



Electric fire. Radiator. uPVC double glazed windows to side and rear. Glazed sliding double doors to:

Dining Room 12'11" x 10'11" (3.94m x 3.33m)



Radiator. Open plan to:

Sun Room 12'0" x 13'5" (3.66m x 4.09m)



Radiator. uPVC double glazed windows to three sides. uPVC double glazed door giving access to rear garden.

Kitchen 11'9" x 9'1" (3.58m x 2.77m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with cooker hood above. Eye level electric oven. Space and plumbing for dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Larder cupboard. Radiator. uPVC double glazed window to rear. Door to:

Rear Porch 7'4" x 7'2" (2.24m x 2.18m)

Tiled floor. uPVC double glazed window to side. uPVC double glazed door to rear garden. Door to garage.

Turning staircase, from entrance hall, to:

First Floor Landing

Linen cupboard housing insulated cylinder with slatted shelving above. Hatch to loft. uPVC double glazed window to side.

Bedroom 1 11'7" x 10'11" (3.53m x 3.33m)



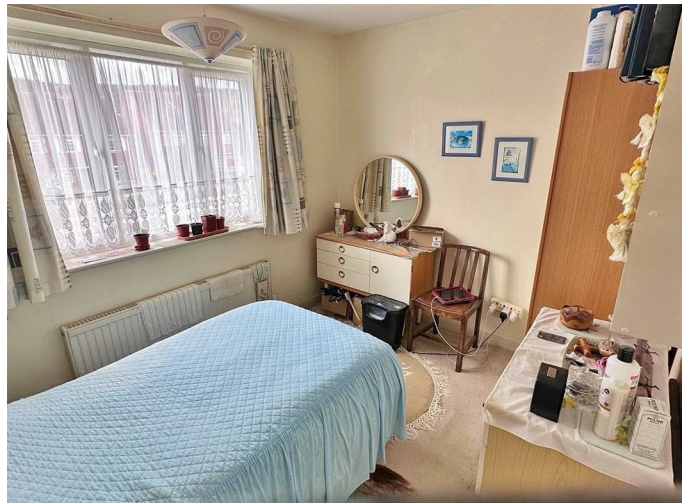
Built-in wardrobe and further built-in bedroom furniture. Radiator. uPVC double glazed window to rear.

Bedroom 2 12'7" x 8'9" (3.84m x 2.67m)



Two built-in cupboards. Radiator. uPVC double glazed window to rear.

Bedroom 3 10'10" x 8'6" (3.30m x 2.59m)



Radiator. uPVC double glazed window to front with views to the South Downs.

Bedroom 4 10'11" x 6'7" (3.33m x 2.01m)

Radiator. uPVC double glazed window to side.

Bathroom



Bath with mixer tap and shower attachment. Wash basin inset into vanity unit with cupboard below. Low level WC. Heated towel rail. Tiled walls. Frosted uPVC double glazed window to front.

Outside



The front garden is laid to lawn, bordered by flower beds and trees. Driveway leads to:

Garage 16'2" x 11'11" (4.93m x 3.63m)

Up and over door. Light and power. Space for fridge freezer.

Rear Garden

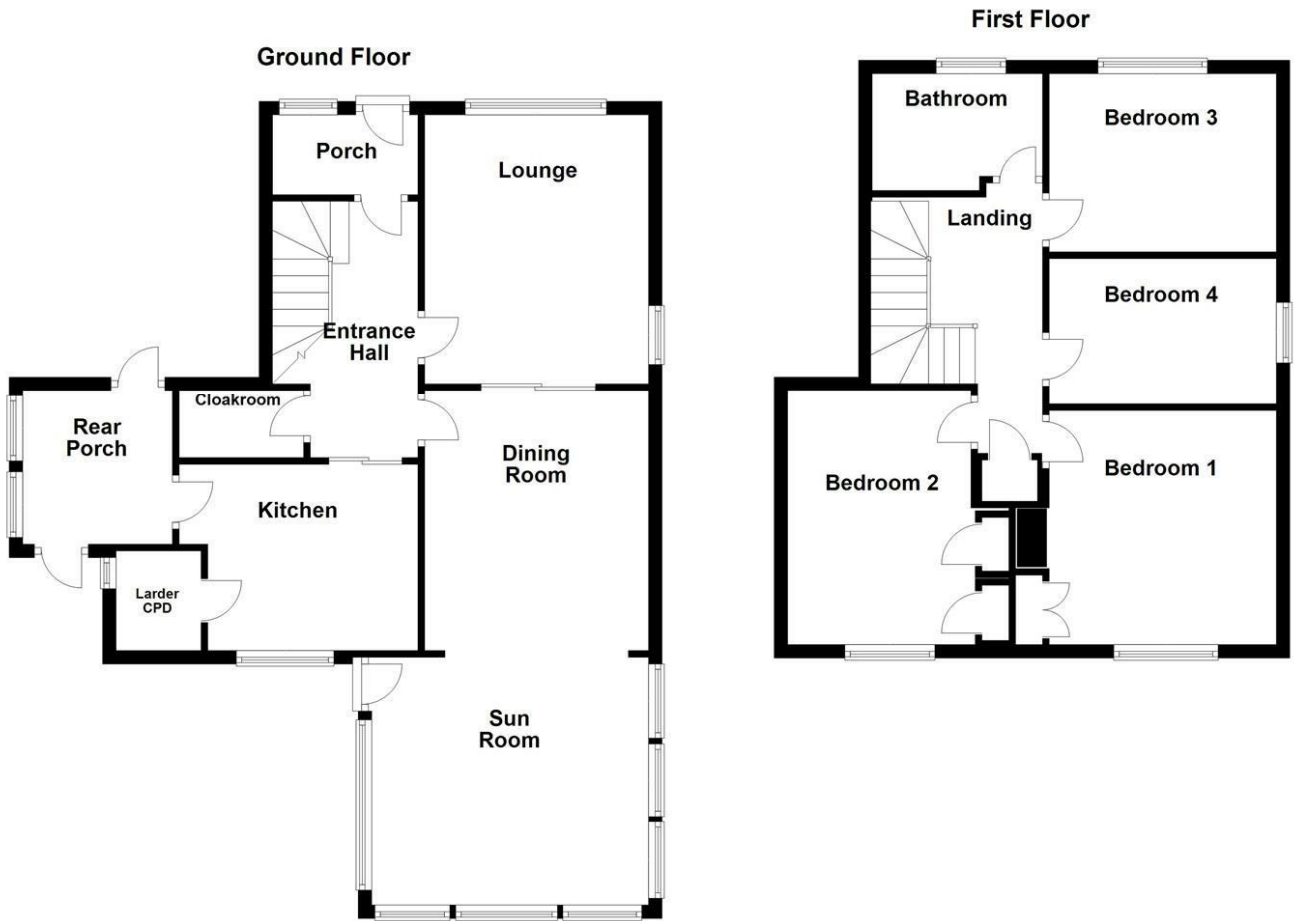


(100' approx). The rear garden is laid to lawn with patio area and vegetable patch. Bordered by an attractive variety of mature shrubs and trees. Enclosed by timber fencing.

Other Information

Council Tax Band E

Floor Plan

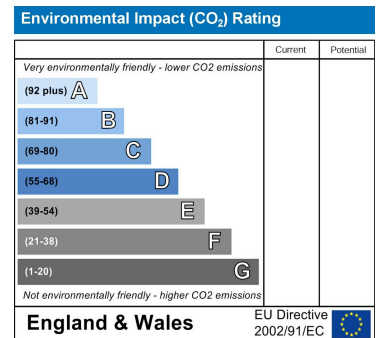
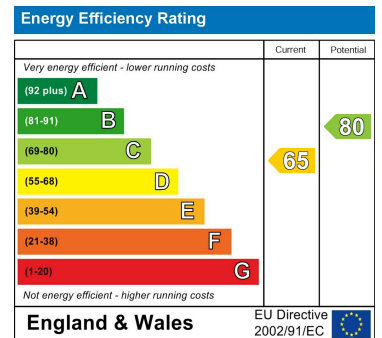


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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