



BROOK GAMBLE



13 Waldron Close, Eastbourne, BN22 0ED

£455,000

Situated on a large plot in a cul de sac location in West Hampden Park, this extended two bedroom bungalow is being offered to the market CHAIN FREE. Boasting a 21'3" lounge, 13'10" sun room, dining room and kitchen, further benefits include gas central heating and uPVC double glazing. The DELIGHTFUL REAR GARDEN is well stocked, as is the front, which also offers a LARGE DRIVEWAY LEADING TO THE GARAGE. Viewing is considered essential to fully appreciate the bungalow. Sole Agents.

Frosted uPVC double glazed door to:

Entrance Porch

Inset ceiling spotlights. Frosted uPVC double glazed windows. Glazed inner door, with side screens, to:

Entrance Hall



Wall mounted thermostat. Radiator. Hatch to loft. Borrowed frosted window from lounge.

Lounge 21'3" x 11'10" reducing to 10" (6.48m x 3.61m reducing to 3.05m)



Gas fire with stone hearth. Two radiators. uPVC double glazed window to front. uPVC double glazed sliding patio doors to:

Sun Room 13'10" x 9'8" (4.22m x 2.95m)



Radiator. Wall mounted fan unit. Wall lights. Wood floor. Vaulted ceiling. uPVC double glazed windows to side. uPVC double glazed patio doors to rear garden.

Dining Room 13'3" x 6'3" (4.04m x 1.91m)



Storage cupboard. Radiator. uPVC double glazed window to side. Archway to:

Kitchen 12'11" x 10'2" (3.94m x 3.10m)



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 double oven. Space for fridge and freezer. Space and plumbing for dishwasher. Wall units. Radiator. Part tiling to walls. uPVC double glazed window to rear. Glazed door to:

Utility Porch

Space and plumbing for washing machine with further appliance space above. Part tiling to walls. Frosted uPVC double glazed door to side giving access to rear garden. Door to:

Cloakroom

Low level WC. Wash basin. Radiator. Tiled walls. Extractor fan. Frosted uPVC double glazed window to side.

Bedroom 1 12'1" x 11'11" (3.68m x 3.63m)



(Measurements include depth of built-in wardrobe cupboards). Range of built-in wardrobe cupboards with cupboards above. Two radiators. uPVC double glazed window to front.

Bedroom 2 10'10" x 7'10" (3.30m x 2.39m)



Linen cupboard housing insulated cylinder with slatted shelving above. Built-in cupboard housing wall mounted gas boiler. Radiator. uPVC double glazed window to side.

Bathroom



Panelled bath with wall mounted shower unit over. Low level WC. Pedestal wash basin. Part tiling to walls. Fan unit. Inset ceiling spotlights. Frosted uPVC double glazed window to side.

Outside



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

The rear garden is laid mainly to lawn with mature trees and well stocked borders. There is a paved patio, greenhouse and timber sheds.

The front garden is laid to lawn with a variety of plants and trees. The large driveway provides parking for several vehicles and access to:

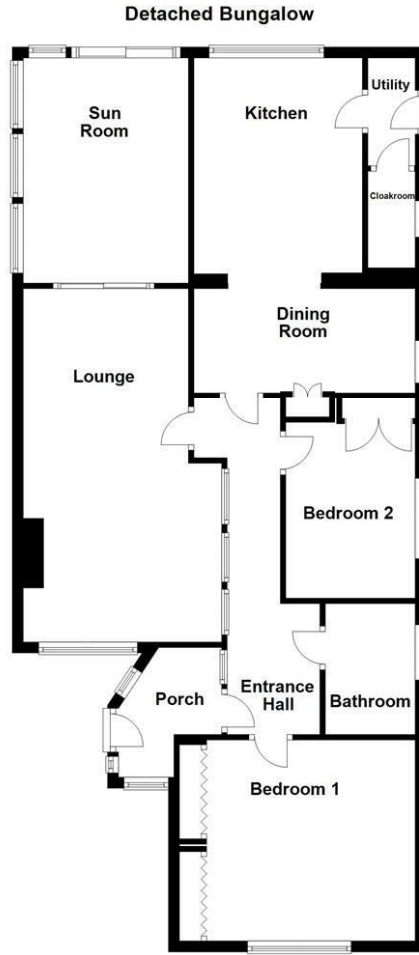
Garage

Up and over door. Personal door to rear garden.

Other Information

Council Tax Band D

Floor Plan

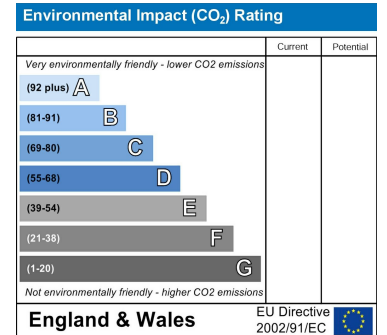
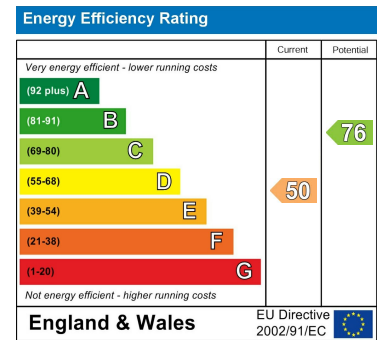


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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