



BROOK GAMBLE



16 Sussex Gardens, East Dean, BN20 0JF

£460,000

Set in the sought after location of EAST DEAN, this link detached bungalow is in need of modernisation throughout. The bungalow offers good sized accommodation including TWO DOUBLE BEDROOMS, two reception rooms and a conservatory. Further benefits include gas central heating and uPVC double glazing. There is an attractive rear garden, DRIVEWAY AND GARAGE. Being sold chain free, viewing is considered essential. Sole Agents.

Leaded light front door to:

Entrance Porch 6'7" x 3'5" (2.01m x 1.04m)

Tiled floor. Inner door to:

Entrance Hall

(L-shaped). Two cloaks cupboards, each with clothes rail and shelving. Linen cupboard housing insulated cylinder with slatted shelving above. Wall mounted thermostat. Radiator. Hatch to loft space.

Lounge 15'1" x 12'5" (4.60m x 3.78m)



Radiator. uPVC double glazed window to side. uPVC double glazed double doors to rear garden. Archway to:

Dining Room 9'6" x 9'0" (2.90m x 2.74m)



Radiator. uPVC double glazed window to side.

Kitchen 10'3" x 9'5" (3.12m x 2.87m)



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for electric cooker. Space and plumbing for washing machine. Space for fridge freezer. Wall units. Wall mounted gas boiler. Radiator. Part tiling to walls. Window and door to:

Conservatory 12'7" x 8'8" (3.84m x 2.64m)



Windows to three sides. Sliding doors to side and rear, opening onto garden.

Bedroom 1 12'0" x 11'10" (3.66m x 3.61m)



Mirror fronted wardrobe cupboards. Radiator. Bay window to front.

Bedroom 2 12'7" x 8'8" (3.84m x 2.64m)



Radiator. Leaded light uPVC double glazed window to front.

Bathroom



Bath with mixer tap and hand held shower attachment. Low level WC. Pedestal wash basin. Light/shaver point. Radiator. Tiled walls. Frosted window to porch.

Cloakroom

Low level WC. Wash basin. Radiator. Tiled walls.

Outside

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

The front garden is laid to lawn with a driveway leading to:

Garage 17'0" x 8'5" (5.18m x 2.57m)

Up and over door. Personal door to:

Rear Garden



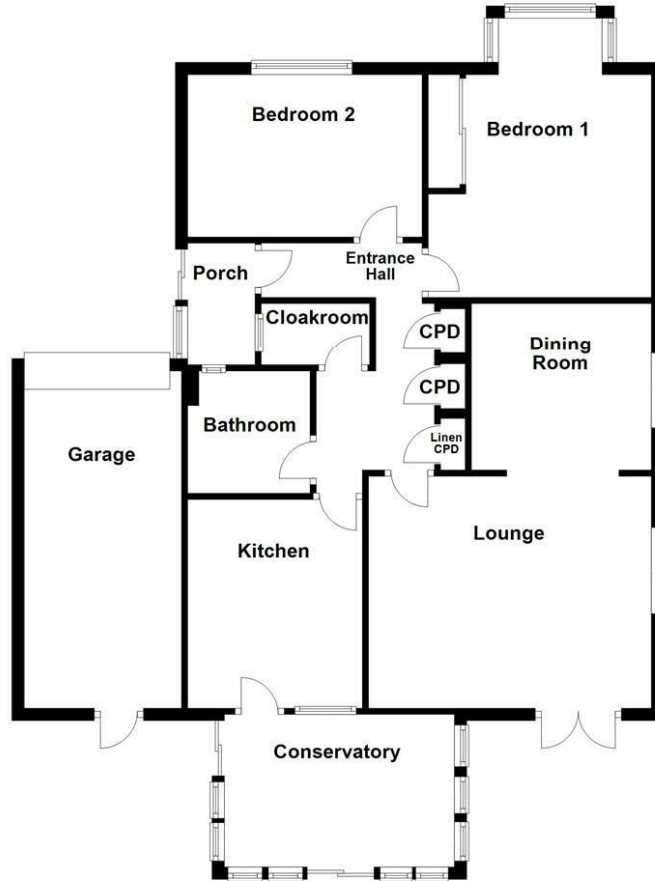
The rear garden is laid to lawn with mature trees and shrubs and a patio area. Enclosed by timber fencing with gate for rear access.

Other Information

Council Tax Band E

Floor Plan

Two Bedroom Bungalow

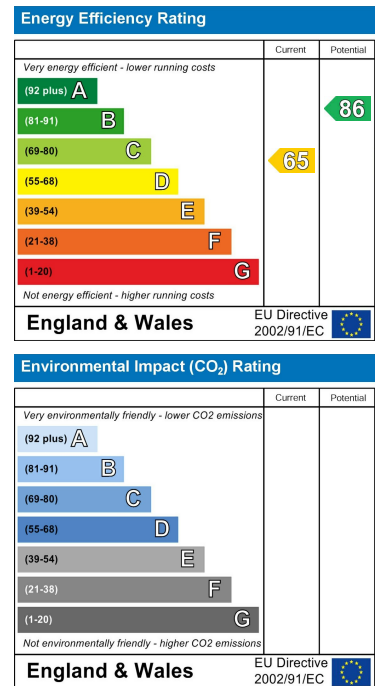


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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