



BROOK GAMBLE



8 Dillingburgh Road, Eastbourne, BN20 8LY

£525,000

Brook Gamble offer to the market this lovely detached house which has been in the same ownership for over fifty seven years. The property offers substantial accommodation, with the ground floor comprising a 15'10" x 14'10" living room, open plan kitchen and dining room, utility area and a cloakroom. There are three first floor bedrooms and a bathroom, and large under house cellar storage. The attractive rear garden is a good size and enjoys an elevated terrace. There is a driveway to the front for off street parking, as well as two garages and further parking to the rear. Being sold chain free, viewing is considered essential. Sole Agents.

uPVC front door to:

Entrance Hall



Wall mounted thermostat. Radiator. Access to cellar storage.

Lounge 15'10" x 14'10" (4.83m x 4.52m)



Gas fire with stone hearth, surround and display plinths. Radiator. uPVC double glazed bay window to front.

Cloakroom

Low level WC. Wash basin. Partly tiled walls. Tiled floor. Frosted uPVC double glazed window to side.

Door, from entrance hall, to under stairs storage cupboard with seven steps down to:

Under House Cellar Storage 29'0" x 20'3" (8.84m x 6.17m)

Sub-divided into three rooms with a ceiling height of 5'7".

Open Plan Kitchen/Dining Room



Dining Area 13'1" max x 10'11" (3.99m max x 3.33m)



Radiator. Sliding patio doors to rear garden. Archway to:

Kitchen 10'7" x 8'9" (3.23m x 2.67m)



Single drainer sink unit with mixer tap. Range of drawer and base units with work surfaces over and incorporating four ring gas hob with electric oven below and cooker hood above. Eye level double oven. Cupboard housing wall mounted gas boiler. Wall units. Part tiling to walls. uPVC double glazed window to rear. Composite door to:

Utility 16'4" x 4'11" (4.98m x 1.50m)



Single drainer sink unit with cupboard below. Space and plumbing for washing machine. Space for fridge freezer. Wooden door to front. uPVC door and double glazed window to rear.

Turning staircase, from entrance hall, to:

First Floor Landing

Linen cupboard housing insulated cylinder with slatted shelving above. hatch to loft. Frosted uPVC double glazed window at mezzanine level.

Bedroom 1 16'1" x 15'0" into bay (4.90m x 4.57m into bay)



Range of built in wardrobes. Radiator. uPVC double glazed window to front.

Bedroom 2 13'2" x 10'11" (4.01m x 3.33m)



Built-in wardrobes. Radiator. uPVC double glazed window to rear.

Bedroom 3 9'0" x 8'9" (2.74m x 2.67m)



Built-in wardrobes. Radiator. uPVC double glazed window to rear.

Bathroom



Bath. Glazed shower cubicle with wall mounted shower unit and tiled walls. Low level WC. Wash basin. Radiator. Two frosted uPVC double glazed windows to side.

Outside



There are gardens to the front and rear of the property. The front garden is landscaped, with a driveway offering off street parking.

The rear garden is laid mainly to lawn, with flower beds and borders. There is an elevated paved patio adjacent the property, with steps down to the lower level.

Garages



There are two single garages to the rear of the property, approached via an access road. Both have up and over doors and personal doors to the garden.

Other Information

Council Tax Band D

Floor Plan

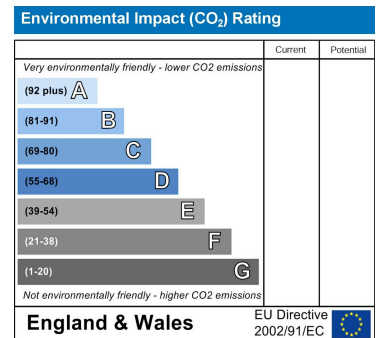
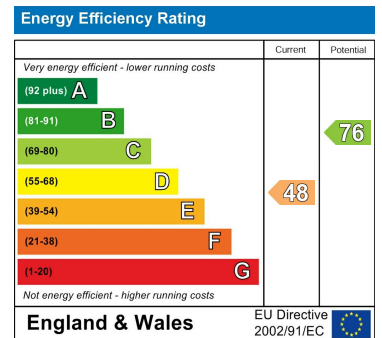


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.