



BROOK GAMBLE



35 Longland Road, Eastbourne, BN20 8JA

£439,950

Brook Gamble are delighted to offer a three bedroom, two reception room semi detached house in the sought after Longland Road, Old Town. Located just by the park, this extremely well presented home benefits from a kitchen with built-in appliances, open plan lounge and dining room with sliding patio doors to the rear garden, shower room, landscaped rear garden, gas central heating, double glazing throughout, and loft room with Velux window. Viewing strictly by appointment. Sole Agents.

Front door to:

Entrance Hall



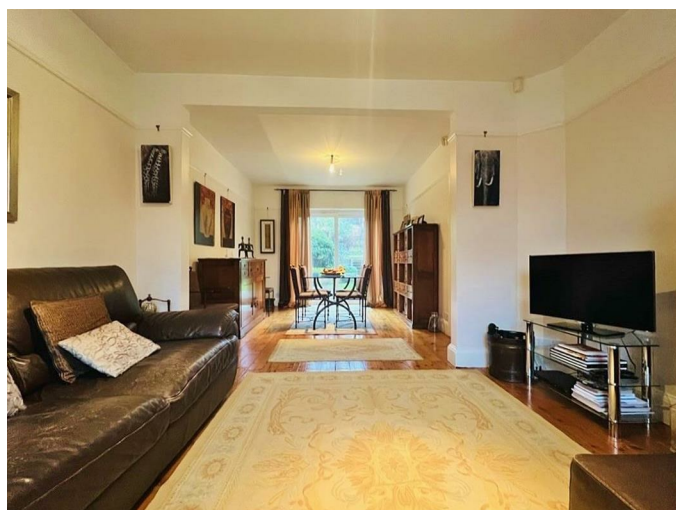
Under stairs storage cupboards. Alarm control panel. Picture rail. Radiator. Recessed ceiling spotlighting. Exposed wooden floorboards. Double glazed window to side aspect.

Downstairs Cloakroom



Low level WC. Wash hand basin. Radiator. Partly tiled walls. Tiled floor. Double glazed window to side aspect.

Open Plan Lounge/Dining Room 28'0" into bay x 12'1" max (8.53m into bay x 3.68m max)



Lounge Area 15'4" into bay x 12'1" (4.67m into bay x 3.68m)



BT telephone point. Picture rail. Radiator. Exposed wooden floorboards. Double glazed bay window to front aspect.

Dining Room



Radiator. Exposed wooden floorboards. Double glazed sliding patio doors leading directly onto rear garden.

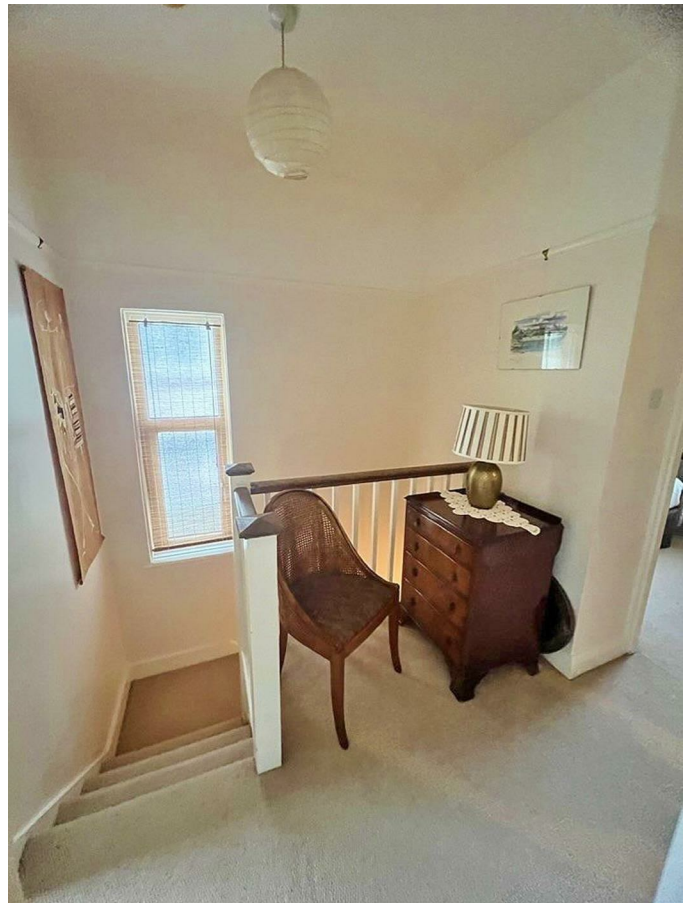
Kitchen 13'7" max x 8'6" (4.14m max x 2.59m)



Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Inset Zanussi four ring gas hob with extractor hood above. Fitted Zanussi electric oven. Fitted microwave oven. Fitted Neff dishwasher. Fitted fridge freezer. Space and plumbing for washing machine. Cupboard housing wall mounted Worcester gas boiler. Tiled floor. Double glazed window to side. Double glazed door to rear garden.

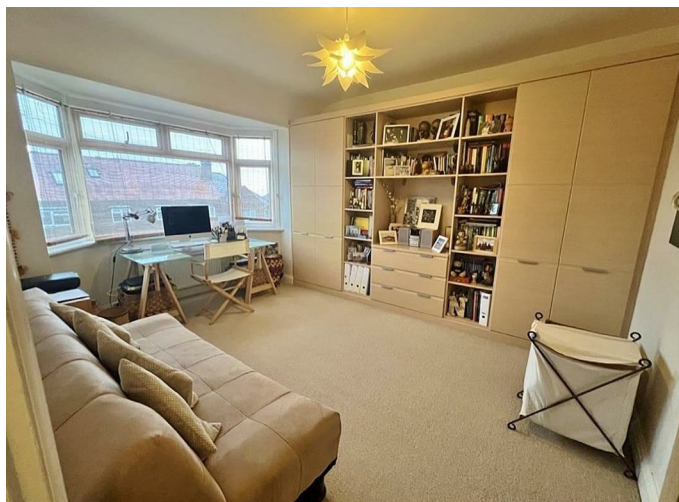
Stairs, from entrance hall, to:

First Floor Landing



Picture rail. Hatch to loft, with loft ladder. Double glazed window to side aspect.

Bedroom 1 14'0" into bay x 11'4" (4.27m into bay x 3.45m)



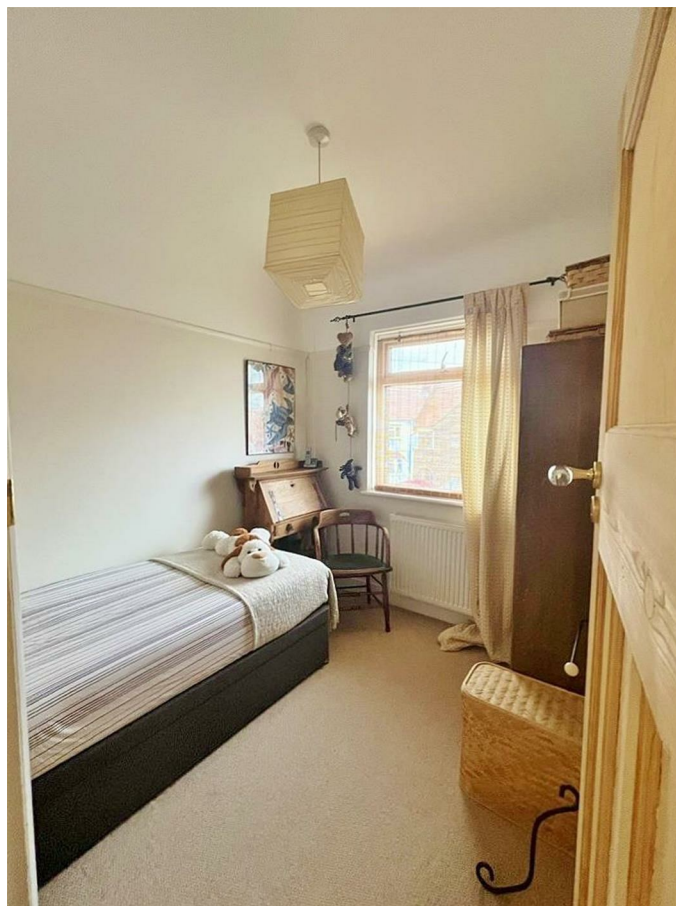
Range of built-in wardrobes and cupboard space. BT telephone point. Picture rail. Radiator. Double glazed window to front aspect.

Bedroom 2 12'7" x 11'4" (3.84m x 3.45m)



Picture rail. Radiator. Double glazed window overlooking rear garden.

Bedroom 3 9'4" x 7'9" (2.84m x 2.36m)



Picture rail. Radiator. Double glazed window to front aspect.

Shower Room



Large walk-in shower cubicle with rail and shower hose attachment. Bidet. Low level WC. Wash hand basin unit. Fitted mirror with light. Radiator. Extractor fan unit. Partly tiled walls. Recessed ceiling spotlighting. Tiled floor. Double glazed opaque window to rear.

Loft Room

Completely boarded with eaves storage areas, exposed chimney breast and Velux window to rear aspect with views towards the South Downs.

Outside



The property enjoys the benefits of front and rear gardens. The front garden has a lawned area, with pathway to front door, and is enclosed by brick wall.

The beautifully landscaped, westerly facing, rear garden boasts a block paved patio area and a circular area of lawn with raised borders containing a variety of flowers, mature shrubs and plants. Steps lead up to a further area of lawn and a small patio, as well as a greenhouse, brick built storage, and flower beds to borders. The garden is enclosed by brick wall and fencing.

Other Information

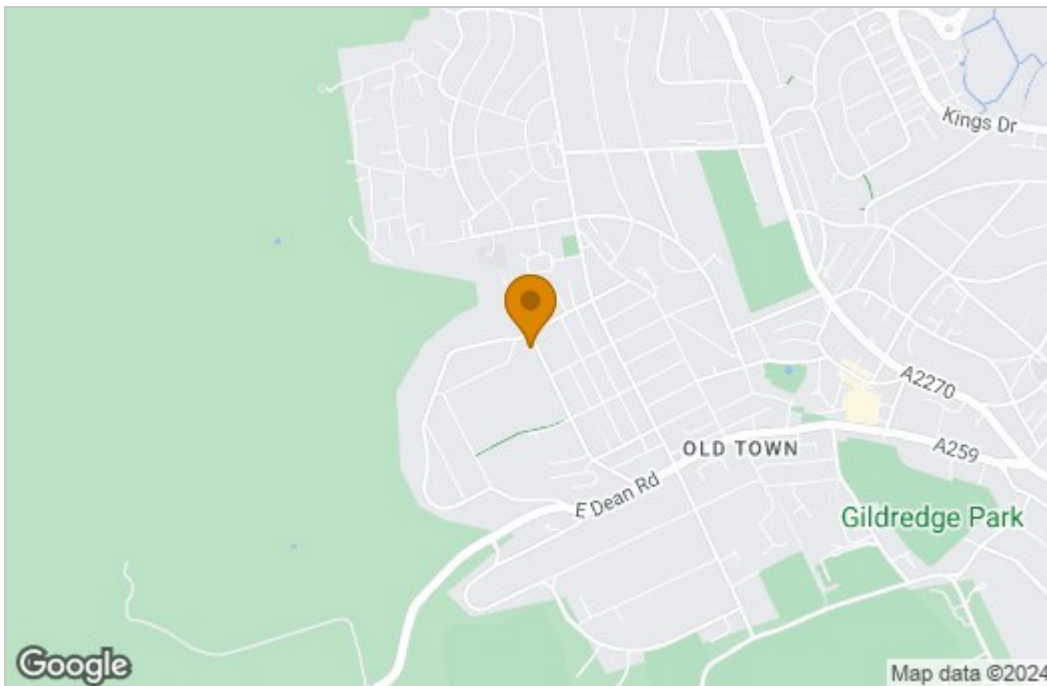
Council Tax Band D

Floor Plan

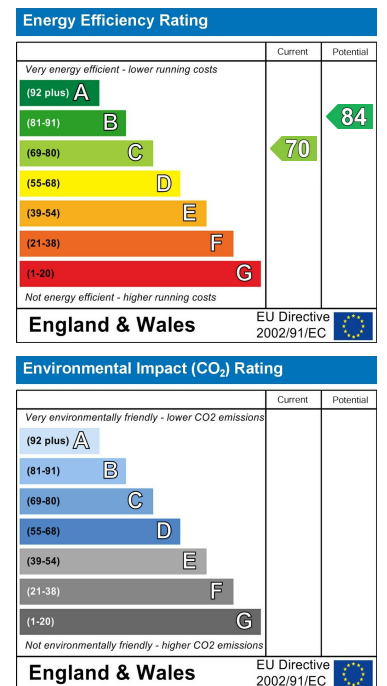


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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