



BROOK GAMBLE



28 Willingdon Park Drive, Eastbourne, BN22 0BS

£439,950

Brook Gamble are pleased to be offering a THREE BEDROOM DETACHED house in the much sought after Willingdon Park Drive, boasting THREE ADJOINING RECEPTION ROOMS, lounge with LOG BURNER, kitchen, UTILITY ROOM, large 100' x 40' lawned rear garden, GARAGE and store room. The property is double glazed and gas centrally heated, with TASTEFUL DECOR THROUGHOUT. There is OFF ROAD PARKING for vehicles and NO ONWARD CHAIN. Sole Agents.

Double glazed front door to:

Entrance Porch

Tiled floor. Part double glazed. Door to:

Entrance Hall

Wood laminate flooring. Stairs rising to first floor landing.

Cloakroom

Low level WC. Wash hand basin. Radiator. Double glazed window to side.

Lounge 13'7" x 12'3" (4.14m x 3.73m)



Hearth with fitted log burner. Recessed ceiling spotlights. Wood laminate flooring. Double glazed window to front aspect.

Dining Room 11'4" x 10'5" (3.45m x 3.18m)



Radiator. Ceiling coving. Wood laminate flooring.

Third Reception Room 11'4" x 8'2" (3.45m x 2.49m)

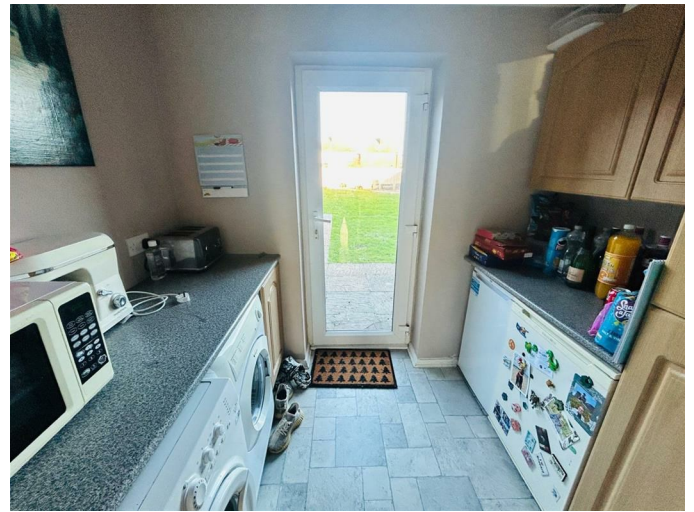
Ceiling coving. Wood laminate flooring. Double glazed sliding patio doors to rear garden.

Kitchen 10'4" x 8'5" (3.15m x 2.57m)



Fitted with a range of wall and base units incorporating one and a half bowl sink unit. Tiled splashback. Complementary work surface. Built-in double oven. Built-in electric hob with extractor hood above. Fitted fridge freezer. Space and plumbing for dishwasher. Ceiling coving. Recessed ceiling spotlights. Double glazed window to side aspect. Opening to:

Utility Room 8'5" x 5'5" (2.57m x 1.65m)



Fitted with a range of wall and base units. Complementary work surface. Space and plumbing for washing machine. Space for tumble dryer. Space for further appliances. Ceiling coving. Recessed ceiling spotlights. Double glazed door to rear garden.

Stairs, from entrance hall, to:

First Floor Landing

Cupboard housing hot water cylinder with shelving above. Hatch to loft. Double glazed window to side.

Bedroom 1 12'4" x 10'6" (3.76m x 3.20m)



Built-in double wardrobe. Radiator. Ceiling coving. Double glazed window overlooking rear garden.

Bedroom 2 12'6" x 12'3" (3.81m x 3.73m)



Radiator. Ceiling coving. Double aspect with double glazed windows to front and side aspects.

Bedroom 3 9'4" x 9'2" (2.84m x 2.79m)



Radiator. Ceiling coving. Double glazed window to front aspect.

Bathroom



White suite comprising bath with mixer tap, low level WC and wash hand basin. Wall mounted electric shower with riser rail and shower attachment. Tiled splashback. Radiator. Ceiling coving. Recessed ceiling spotlights. Double glazed window to rear.

Outside



The front garden includes an area of lawn and provides off road parking for vehicles.

The rear garden is laid to lawn with a patio and decking area, enclosed by timber fencing.

Garage



Brick-built with personal door to rear garden, the garage has been extended to create a storage shed with personal door double glazed window.

Other Information

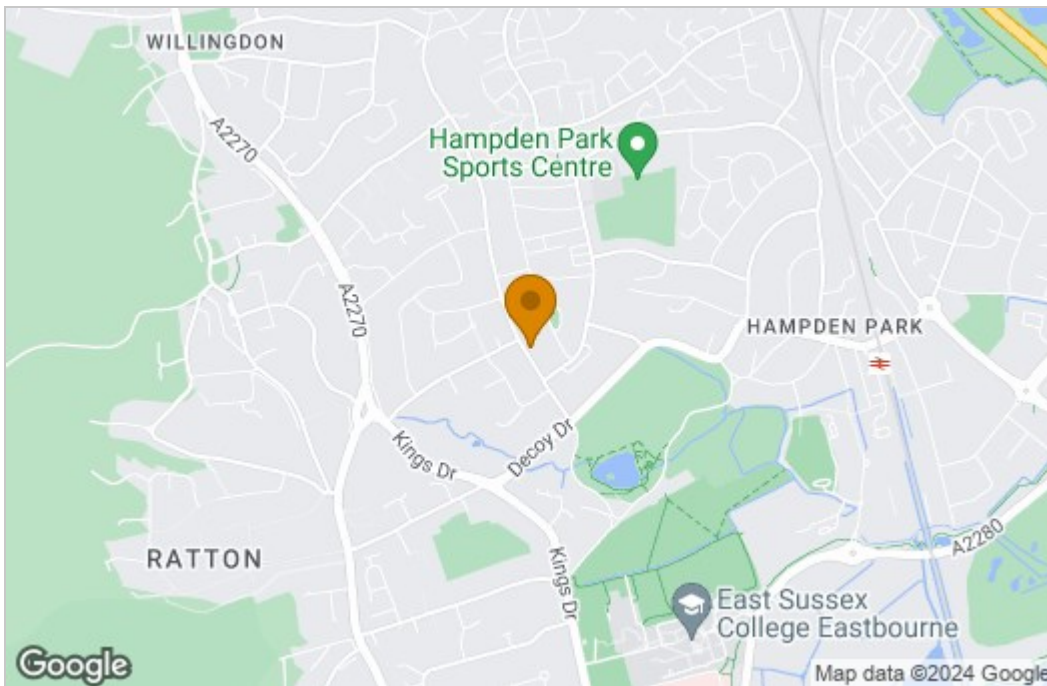
Council Tax Band E

Floor Plan

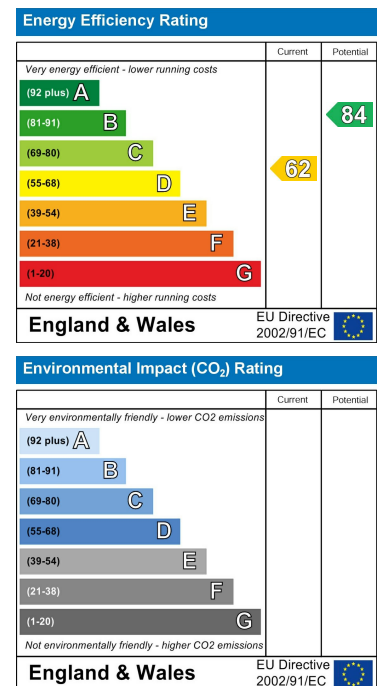


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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