



BROOK GAMBLE



29 Wallis Avenue, Eastbourne, BN23 6LR

£325,000

Brook Gamble offer to the market this **EXTREMELY WELL PRESENTED** three bedroom mid-terrace house in the popular St Anthony's area of Eastbourne. Having been **REFURBISHED** by the current owners, the house boasts both a **NEWLY FITTED KITCHEN AND BATHROOM** as well as a **NEW BOILER AND RADIATORS**. Having also been **REDECORATED THROUGHOUT**, the property also benefits from having a **NEWLY CREATED DRIVEWAY**, giving **OFF STREET PARKING FOR TWO CARS**. Well located for popular local schools and shops and being sold **CHAIN FREE**, viewing is considered essential. Sole Agents.

uPVC double glazed door to:

Entrance Hall



Under stairs cupboard. Two uPVC double glazed windows to side. Glazed door to side passageway.

Lounge 14'2" x 11'1" (4.32m x 3.38m)



Radiator. uPVC double glazed window to front.

Kitchen/Dining Room 17'5" x 8'10" (5.31m x 2.69m)



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating ceramic hob with cooker hood above and electric oven below. Wall units. Cupboard housing wall mounted gas boiler. Space for fridge freezer. Space and plumbing for washing machine. Built-in cupboard. Vertical radiator. Inset ceiling spotlights. uPVC double glazed window to rear.

Stairs, from entrance hall, to:

First Floor Landing

Hatch to loft.

Bedroom 1 12'5" x 11'1" (3.78m x 3.38m)



Radiator. uPVC double glazed window to rear.

Bedroom 2 11;0" x 10'5" (3.35m;0.00m x 3.18m)



Built-in cupboard. Radiator. uPVC double glazed window to front.

Bedroom 3 8'11" x 8'1" (2.72m x 2.46m)



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

Bathroom



Bath with mixer tap. Wall mounted shower unit. Glazed shower screen. Pedestal wash basin with mixer tap. Low level WC. Cupboard. Heated towel rail. Part tiling to walls. Tiled floor. Frosted uPVC double glazed window to front.

Outside



The property enjoys the benefit of a rear garden which is arranged as paved patio with flower beds. The garden is enclosed by timber fencing.

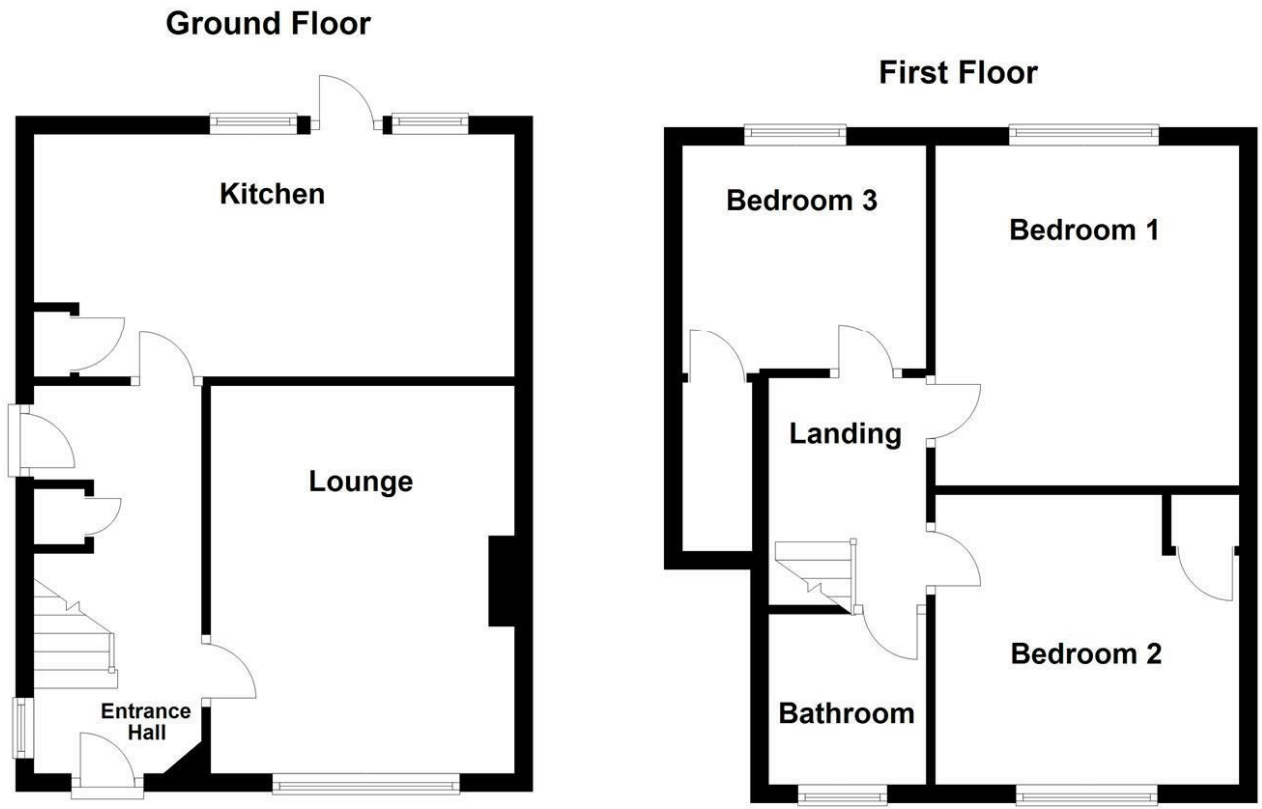
To the front of the property there is a newly created driveway providing off street parking for two cars.

Other Information

Council Tax Band B

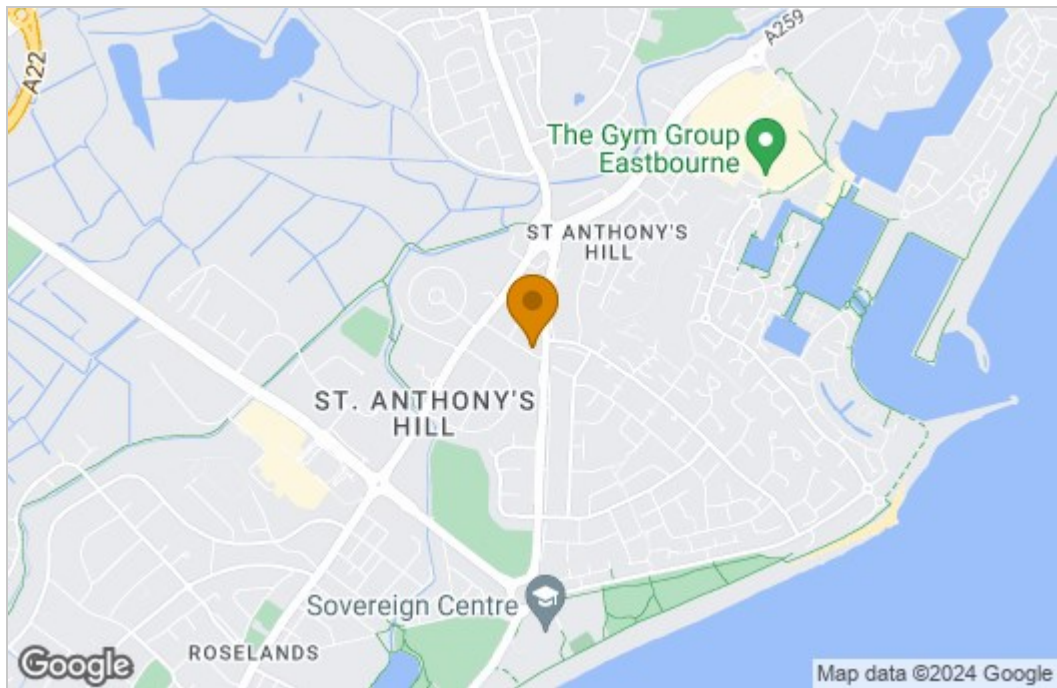
Total floor area 75 square metres

Floor Plan

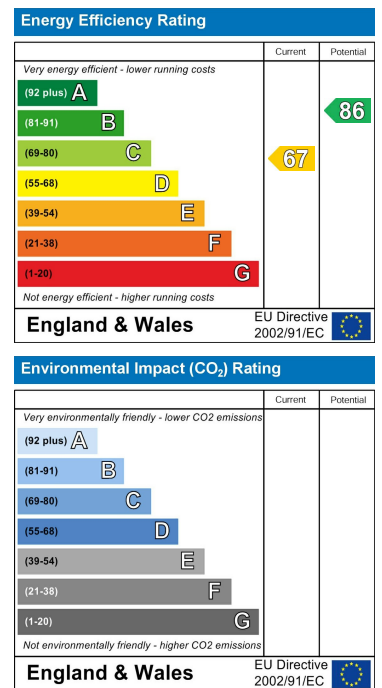


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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