



# BROOK GAMBLE



**46 Greenway, Eastbourne, BN20 8UQ**

**£309,950**

Brook Gamble offer to the market this three bedroom end of terrace house in the much sought after Old Town area of Eastbourne. The property, which is being sold CHAIN FREE, boasts good sized accommodation, including a 21' through lounge/dining room, 15'4" kitchen and 18'7" CONSERVATORY.

Further benefits include gas central heating and uPVC double glazing and an ATTRACTIVE REAR GARDEN, laid to wooden decked patio. Well located for local popular schools for all ages, viewing is considered essential. Sole Agents.

Frosted uPVC double glazed front door to:

### Entrance Hall

Under stairs storage cupboard. Wood effect laminate flooring.

### Lounge 21'4" x 11'2" (6.50m x 3.40m)



Two radiators. Inset ceiling spotlights. Wood effect laminate flooring. uPVC double glazed window to front. Patio doors to:

### Conservatory 18'7" x 9'0" (5.66m x 2.74m)



Glazed roof. Radiator. uPVC double glazed windows to three sides. uPVC double glazed double doors to garden.

### Kitchen 15'4" x 8'11" (4.67m x 2.72m)



Single drainer sink unit with mixer tap with cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with electric oven below and cooker hood above. Wall units. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge freezer. Part tiling to walls. Inset ceiling spotlights. uPVC double glazed window to side. Double doors to conservatory.

Turning staircase with frosted uPVC double glazed window at half landing level, from entrance hall, to:

### First Floor Landing

Radiator. Hatch to loft.

### Bedroom 1 12'4" x 11'4" max (3.76m x 3.45m max)



Built-in bedroom furniture including built-in wardrobes. Linen cupboard housing insulated cylinder with slatted shelving above. Radiator. uPVC double glazed window to rear.

**Bedroom 2 11'3" excluding recess x 8'11"  
(3.43m excluding recess x 2.72m)**



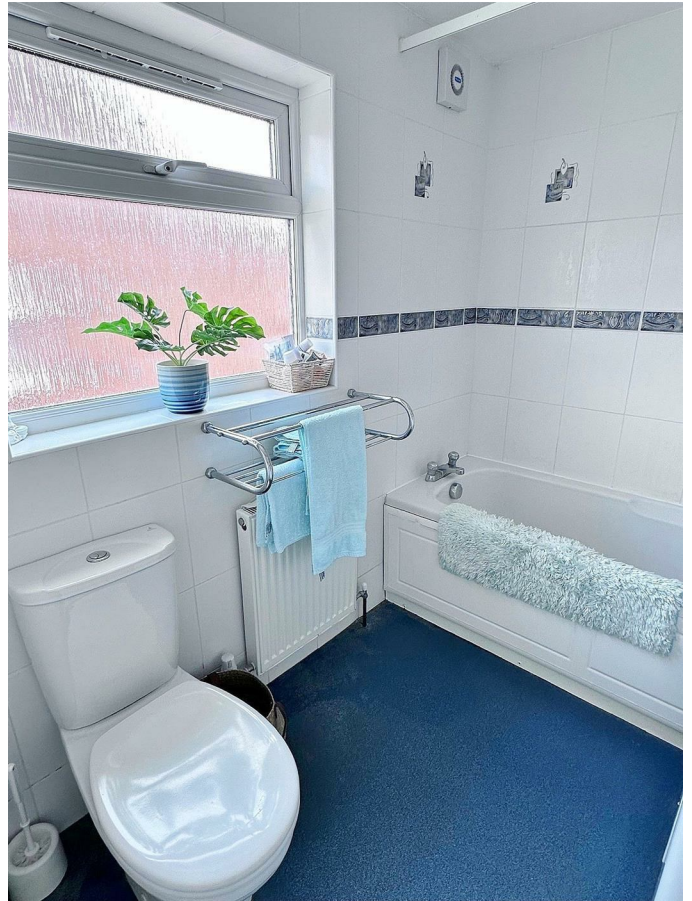
Radiator. uPVC double glazed window to front.

**Bedroom 3 8'10" x 7'3" excluding recess (2.69m  
x 2.21m excluding recess)**



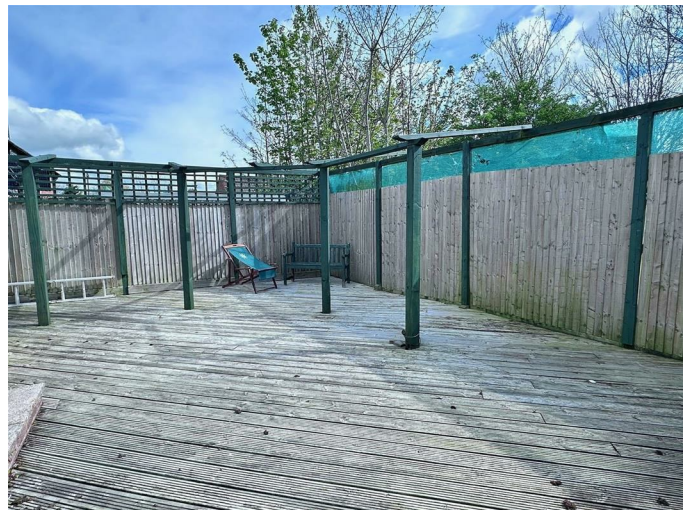
Radiator. uPVC double glazed window to rear.

**Bathroom**



Bath with mixer tap and wall mounted over. Wash basin with cupboard below. Low level WC. Radiator. Tiled walls. Frosted uPVC double glazed window to front.

**Outside**

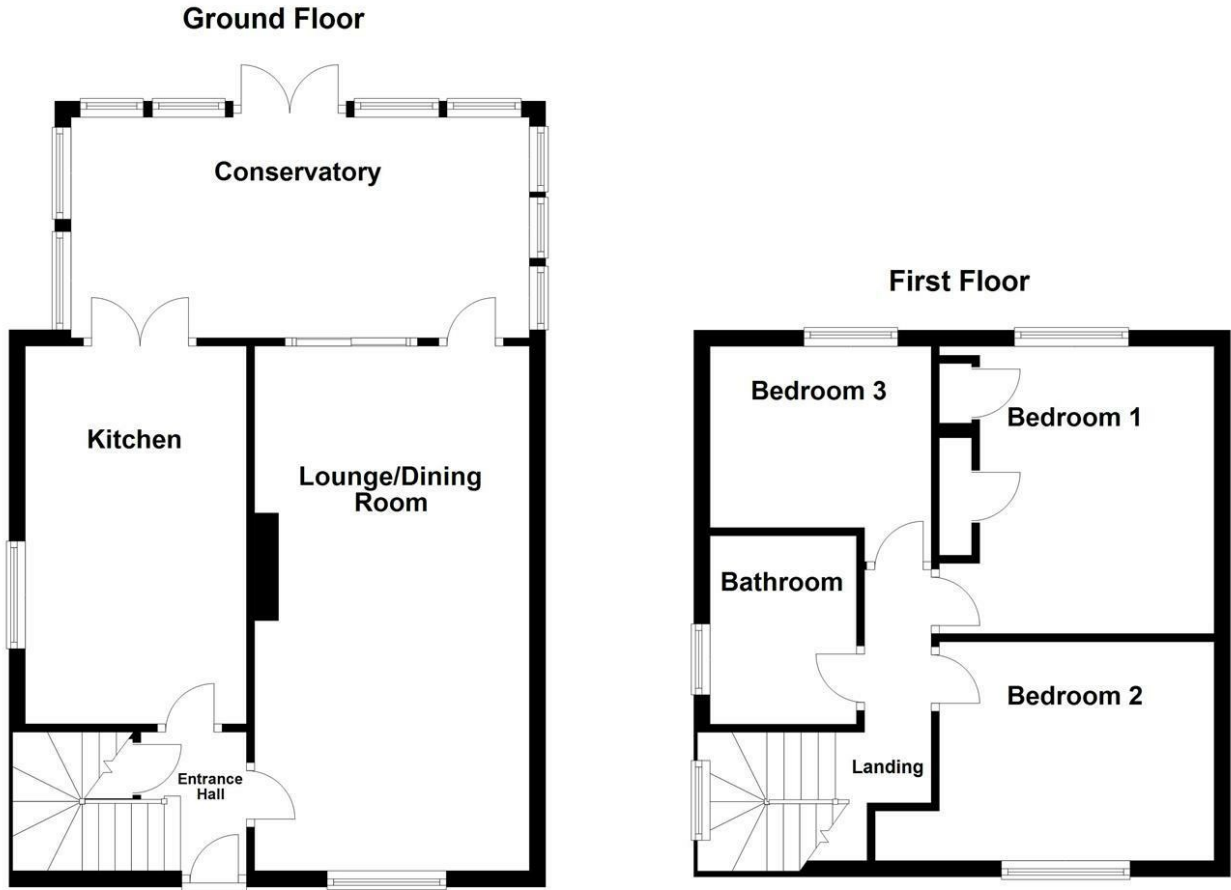


Attractive decked rear garden with fitted wooden pergola and gate for side access.

The front garden contains flowerbeds and has steps down to the front door.

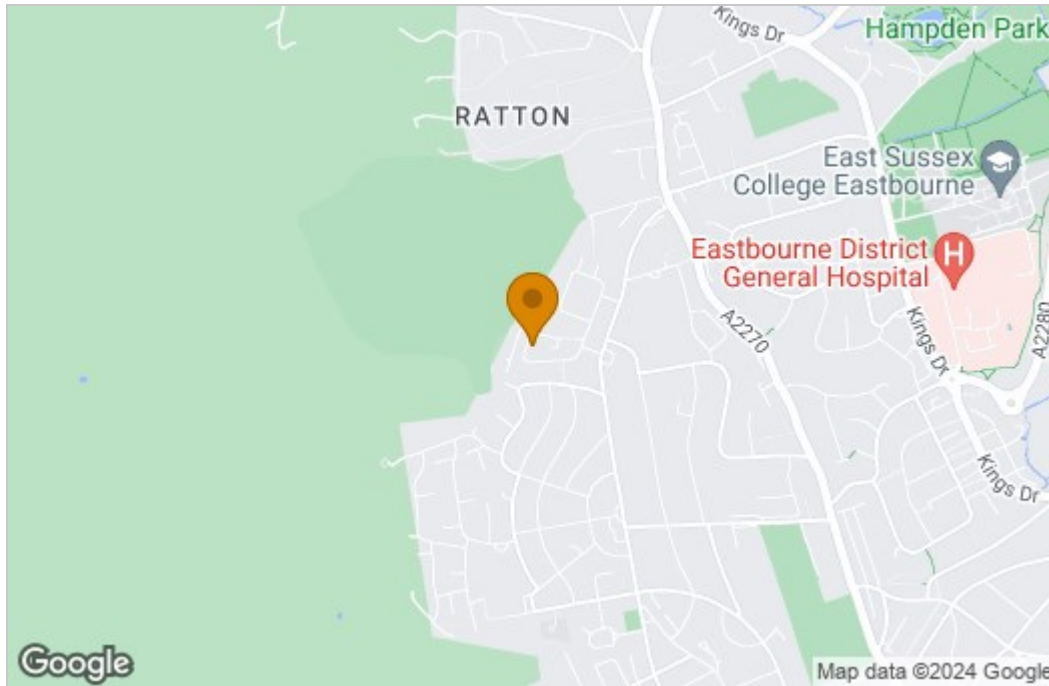
**Other Information**  
Council Tax Band B

# Floor Plan

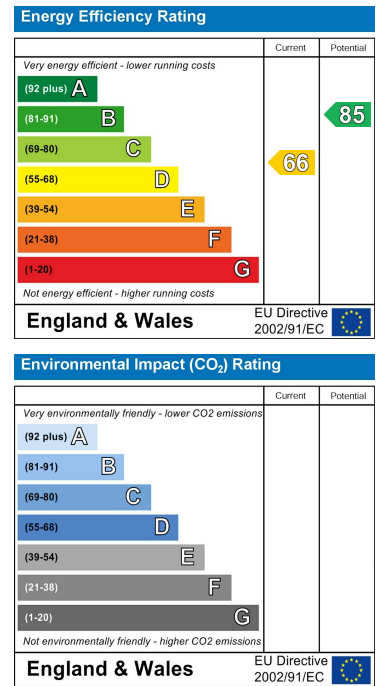


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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