



BROOK GAMBLE



1 Twineham Road, Eastbourne, BN21 2TR

£425,000

Brook Gamble are delighted to offer to the market this **THREE BEDROOM LINK-DETACHED BUNGALOW** occupying a **LARGE CORNER PLOT** in the popular Rodmill area of Eastbourne. The bungalow is **VERY WELL PRESENTED** and boasts a **DELIGHTFUL ORANGERY** to the rear, overlooking the **ATTRACTIVE GARDEN**. Further benefits include gas central heating and uPVC double glazing, as well as a utility porch. With good sized **GARDENS TO THREE SIDES**, the bungalow enjoys **PARKING FOR SEVERAL CARS** and a **GARAGE**. Well located for popular schools and shops and Eastbourne District General Hospital, viewing is considered essential. Sole Agents.

Front door to:

Entrance Hall

(L-shaped). Radiator. Wood effect laminate flooring.

Lounge 13'6" x 11'6" (4.11m x 3.51m)



Radiator. Two uPVC double glazed windows to front.

Kitchen 16'8" x 7'3" (5.08m x 2.21m)



Single drainer one and a half bowl sink unit with mixer tap and 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. Space and plumbing for dishwasher. Space for fridge freezer. Wall units. Part tiling to walls. Radiator. Inset ceiling spotlights. uPVC double glazed window to front. Glazed door to:

Utility Porch 7'10" x 3'5" (2.39m x 1.04m)

Space and plumbing for washing machine. Wall mounted gas boiler. Wood effect laminate flooring. Gazed roof. Frosted uPVC double glazed windows to front and side. Frosted uPVC double glazed doors to rear garden.

Bedroom 1 12'11" x 10'4" (3.94m x 3.15m)



Radiator. uPVC double glazed window to rear.

Bedroom 2 10'7" x 10'7" (3.23m x 3.23m)



Currently used as a second sitting room. Radiator. uPVC bi-fold doors to:

Orangery 18'7" x 8'1" (5.66m x 2.46m)



Tiled floor. Inset ceiling spotlights. Pitched glazed roof. uPVC double glazed windows to side and rear. uPVC double glazed double doors to rear garden.

Bedroom 3 10'5" x 7'1" (3.18m x 2.16m)



Radiator. uPVC double glazed window to side.

Bathroom



Bath with mixer tap and hand held shower attachment. Shower cubicle with glazed screen and wall mounted shower unit. Pedestal wash basin. Low level WC. Heated towel rail. Extractor fan. Tiled walls. Inset ceiling spotlights. Tiled floor. Frosted uPVC double glazed window to side.

Outside



The property boasts extensive gardens to three sides, with lawn and flowerbeds, paved patio and summerhouse. The gardens are enclosed by timber fencing.

Driveway, for off street parking, leads to:

Garage

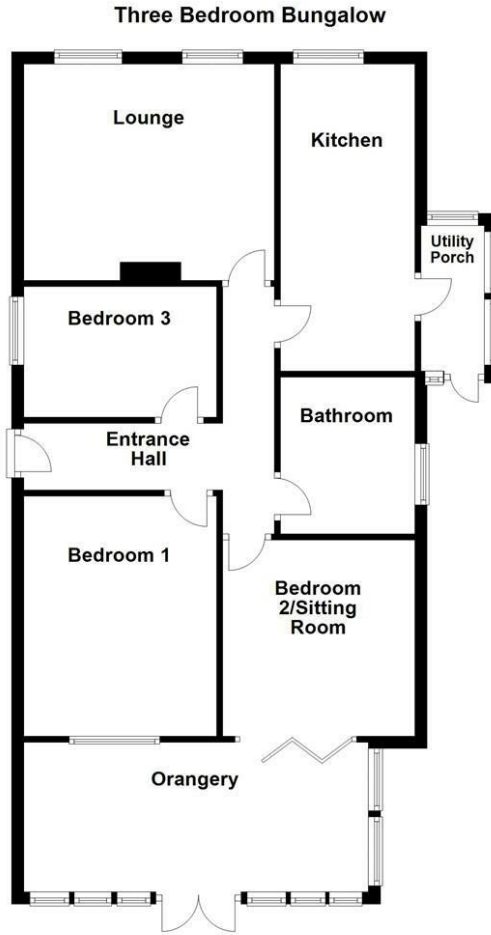


Double doors.

Other Information

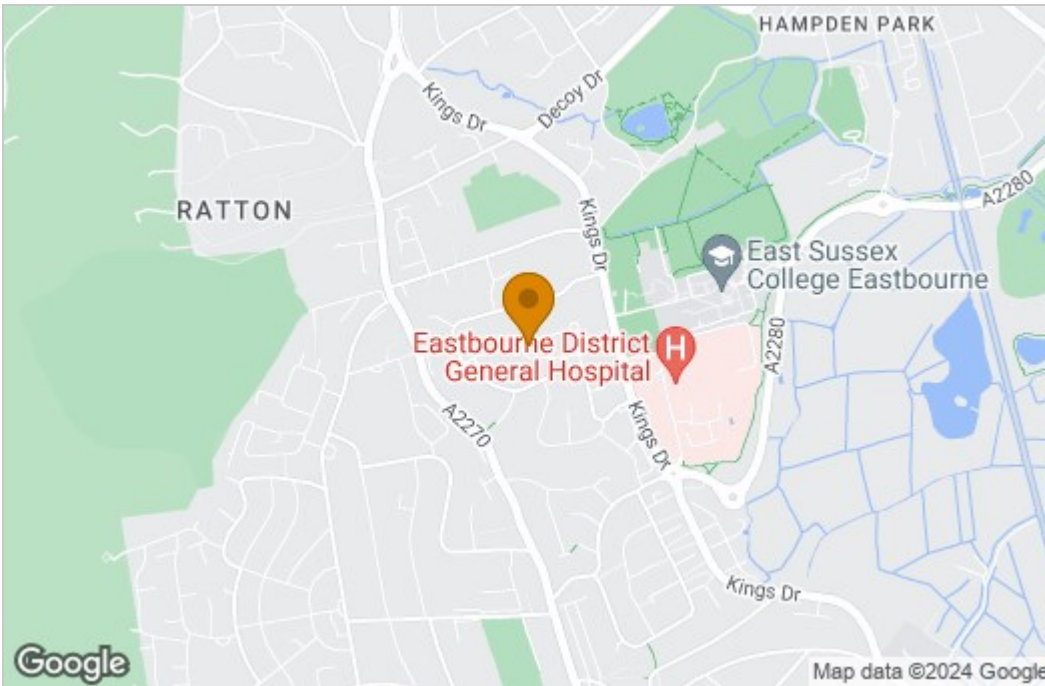
Council Tax Band D

Floor Plan

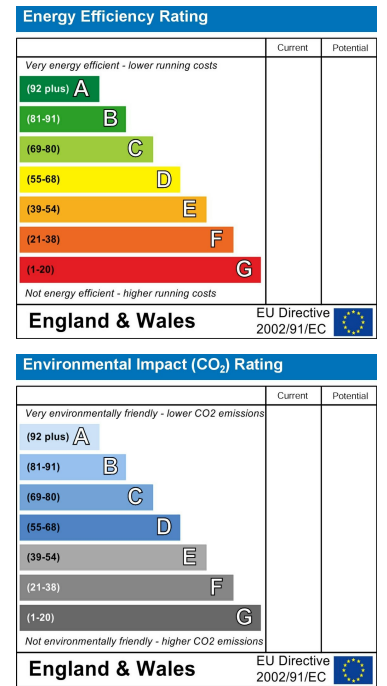


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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