



# BROOK GAMBLE



**95 Burton Road, Eastbourne, BN21 2RL**

**£339,995**

Brook Gamble are delighted to offer a two bedroom LINK DETACHED BUNGALOW occupying a LEVEL PLOT in the much sought after Rodmill area. The property is being sold CHAIN FREE free with VACANT POSSESSION and has a SPACIOUS L-SHAPED LOUNGE/DINING ROOM, kitchen and TWO GOOD SIZED BEDROOMS. The property is double glazed and gas centrally heated and boasts a DRIVEWAY providing OFF ROAD PARKING FOR AT LEAST THREE VEHICLES as well as a GARAGE. Close to local shops and the Eastbourne District General Hospital. Sole Agents.

Double glazed front door to:

**Entrance Porch 7'7" x 7'6" (2.31m x 2.29m)**

Wall light point. Tiled floor. Double glazed door to rear garden. Double glazed door to:

**Entrance Hall**

Airing cupboard with radiator and shelving for linen. Further cupboard with hanging rail, shelf above and housing consumer unit. Radiator. Hatch to loft.

**Lounge/Dining Room 21'4" x 20'3" (6.50m x 6.17m)**



(L-shaped). Feature fire surround. Radiator. Further radiator in dining area. Wall light points. Ceiling coving. Double glazed window to side aspect. Sliding patio door leading onto rear garden.

**Kitchen 9'9" x 8'4" (2.97m x 2.54m)**



Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surface. Tiled splashback. Four ring gas hob with extractor hood above and electric oven below. Space and plumbing for washing machine. Space for under counter fridge. Recessed ceiling spotlighting. Double glazed window to side aspect.

**Bedroom 1 15'2" x 11'2" (4.62m x 3.40m)**



Built-in wardrobes with sliding doors. Radiator. Double glazed window to rear aspect overlooking rear garden.

**Bedroom 2 10'8" x 9'9" (3.25m x 2.97m)**



Radiator. Double glazed window to rear.

**Bathroom 7'6" x 5'7" (2.29m x 1.70m)**



White suite comprising bath with mixer tap, shower attachment and riser rail, low level WC and wash

hand basin. Radiator. Tiled walls. Two double glazed windows to side aspect.

## Outside



The property enjoys the benefits of front and rear gardens. The westerly facing front garden is laid mainly to lawn with patio area directly in front of the lounge. There are mature plants and shrubs and the garden is enclosed by wall and timber fencing.

The rear garden is laid mainly to lawn with mature shrubs, enclosed by timber fencing.

## Garage



Up and over door. Double glazed window to side.

There is also off road parking for at least three vehicles.

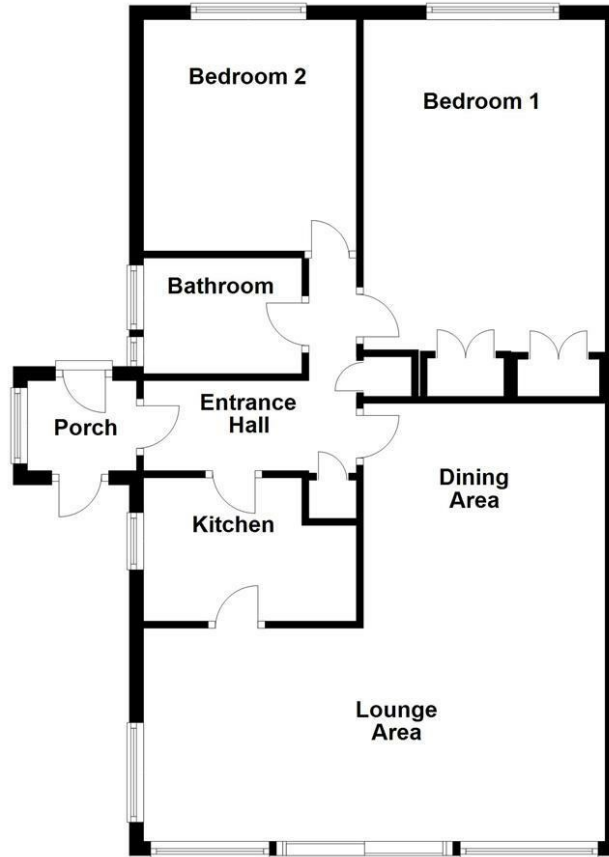
## Other Information

Council Tax Band D

Total floor area 74 square metres

# Floor Plan

## Two Bedroom Bungalow

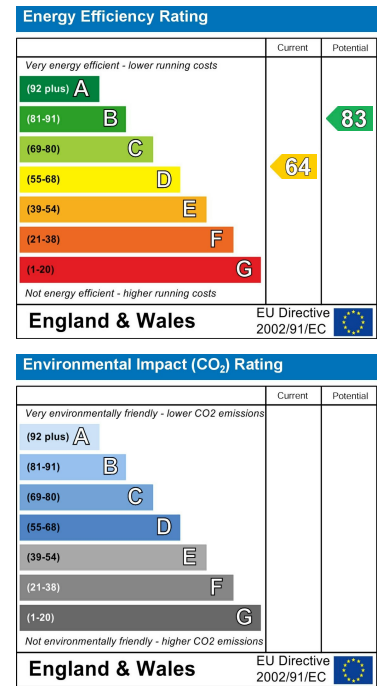


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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