



# BROOK GAMBLE



**2 Baldwin Avenue, Eastbourne, BN21 1UJ**

**£695,000**

Brook Gamble are delighted to offer a FOUR BEDROOM DETACHED HOUSE in the much SOUGHT AFTER BALDWIN AVENUE in OLD TOWN close to local popular schools and Albert Parade shops, with spacious accommodation throughout including large LOUNGE DINING ROOM and SEPARATE RECEPTION ROOM 2/DINING ROOM, KITCHEN BREAKFAST ROOM, MASTER BEDROOM WITH BUILT-IN FURNITURE and HOME OFFICE in the garden. Being on a CORNER PLOT the garden is an extremely good size and is mainly laid to lawn with decked area. Viewing is strongly recommended.

Sole Agents.

Front door to:

### Entrance Hall

Under stairs storage cupboard. Radiator. Laminate wood flooring.

### Cloakroom

Low level WC. Wash hand basin with vanity unit below. Tiled splashback. Radiator. Two double glazed windows to front aspect.

### Lounge/Dining Room 23'0" x 15'8" max (7.01m x 4.78m max)



Feature fire surround with log burner and tiled hearth. Radiator. Ceiling coving. Laminate wood flooring. Double glazed windows to rear aspect. Sliding patio doors to side aspect.

### Reception Room 2/Dining Room



Radiator. Ceiling coving. Laminate wood flooring. Double glazed bay window to front aspect.

### Kitchen



Fitted with a range of wall and base units incorporating one and a half bowl sink unit with mixer tap. Complementary work surface. Electric hob with extractor hood above and electric oven below. Fitted fridge freezer. Fitted dishwasher. Space and plumbing for washing machine. Space for further under counter appliances. Radiator. Double glazed window to rear aspect. Double glazed windows to side aspect. Double glazed door to side.

Turning staircase, from entrance hall, to:

### First Floor Landing

Hatch to loft with pull-down ladder. Double glazed window to front aspect.

### Master Bedroom



Range of fitted wardrobes and cupboards. Radiator. Double glazed bay window to front aspect. Door to:

### En Suite

Low level WC. Wash hand basin.

### Bedroom 2



Two radiators. Two double glazed windows to rear aspect.

### Bedroom 3



Radiator. Ceiling coving. Double glazed window to side. Two double glazed windows to rear.

### Bedroom 4 14'9" x 9'9" (4.50m x 2.97m)



### Family Bathroom



White suite comprising bath with mixer tap, low level WC and wash hand basin with vanity unit below. Shaver point and light. Walk-in shower cubicle. Large storage cupboard housing hot water cylinder. Heated towel ladder. Part tiling to walls. Recessed ceiling spotlights. Double glazed window to front aspect. Double glazed window to side aspect.

### Outside

The property enjoys the benefits of front and rear gardens. The front garden comprises a large area of lawn, with pathway to house, and is enclosed by brick wall. Driveway, providing off road parking for a vehicle, leads to:

### Garage

Up and over door.

## Rear Garden



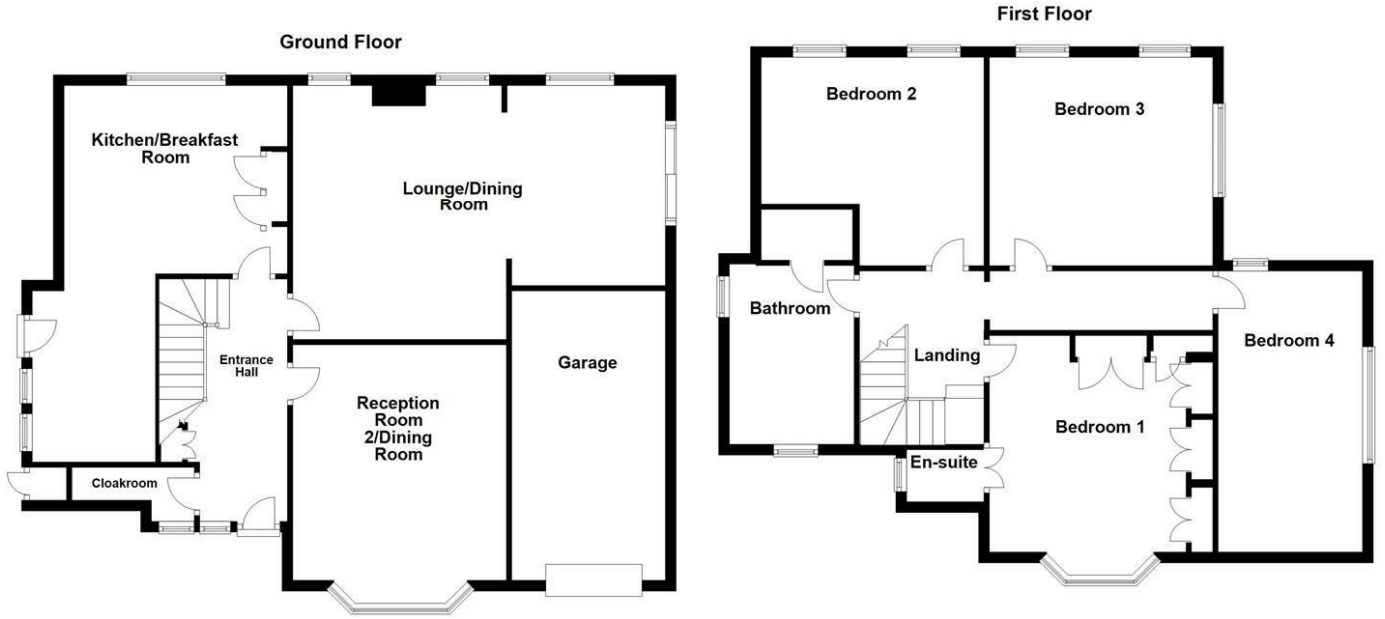
The rear garden enjoys a large area of lawn, a large patio and a decking area. There is a greenhouse and the garden is enclosed by timber fencing with gate to side.

## Home Office 21'8" x 10'4" (6.62m x 3.15m)



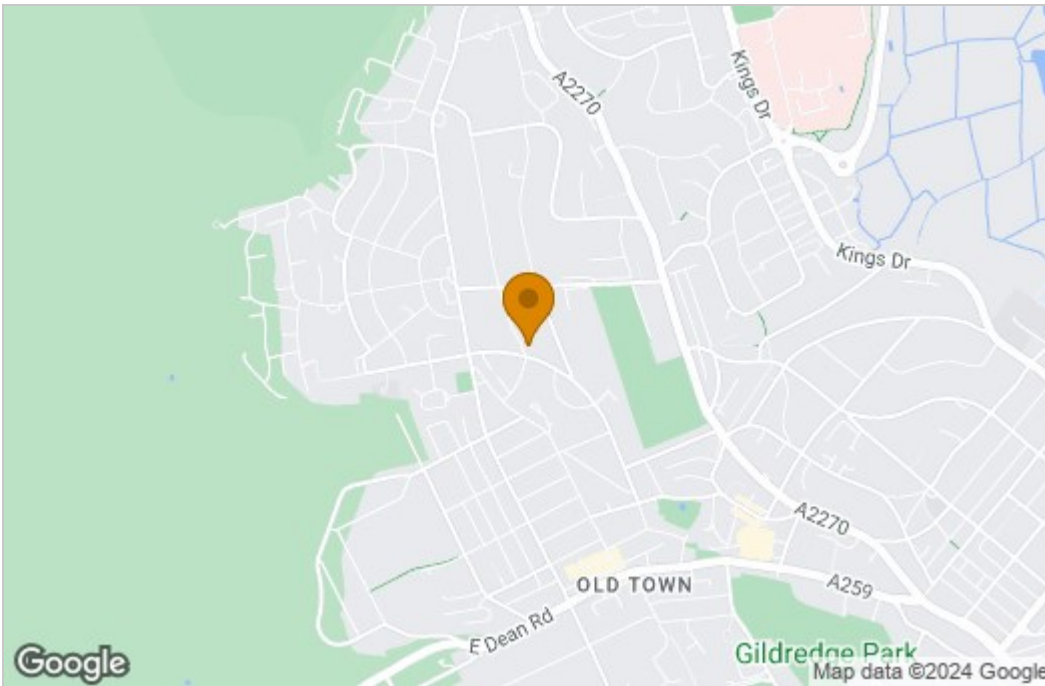
Double glazed doors. Power and light. Recessed ceiling spotlights. Laminate wood flooring. Double glazed window to side.

# Floor Plan

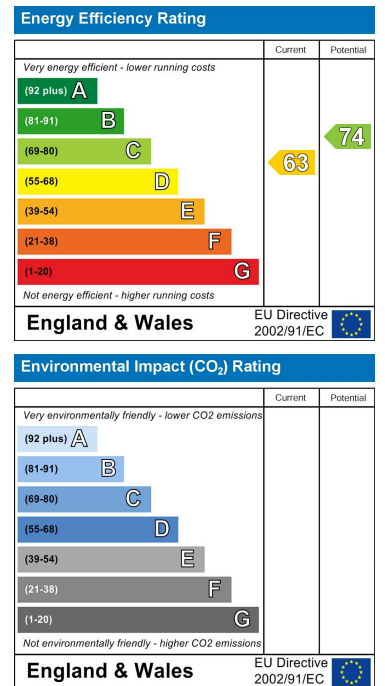


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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