



BROOK GAMBLE



32 Maywood Avenue, Eastbourne, BN22 0TN

£299,950

Brook Gamble are delighted to offer a THREE BEDROOM MID TERRACE HOUSE in the popular Hampden Park area of Eastbourne, close to local amenities, Hampden Park itself, and Hampden Park railway station and being offered CHAIN FREE with VACANT POSSESSION. Accommodation comprises lounge and DINING ROOM WHICH LEADS ONTO THE LOW MAINTENANCE REAR GARDEN, kitchen, THREE GOOD SIZED BEDROOMS, bathroom and SEPARATE CLOAKROOM, and benefits include double glazing and gas central heating, as well as a GARAGE and OFF ROAD PARKING. Sole Agents.

Front door to:

Entrance Hall

BT telephone point. Radiator. Ceiling coving. Stairs rising to first floor landing. Door to:

Lounge 13'5" x 12'5" (4.09m x 3.78m)

BT point. Wall mounted thermostat. Radiator. Wall light points. Ceiling coving. Double glazed window to front aspect. Archway to:

Dining Room

Radiator. Ceiling coving. Laminate flooring. Double glazed sliding patio doors leading onto rear garden. Opening to:

Kitchen 9'2" x 8'8" (2.79m x 2.64m)

Fitted with a range of wall and base units. Single bowl sink unit. Complementary work surface. Space for gas cooker. Fitted fridge. Fitted dishwasher. Space and plumbing for washing machine. Wall mounted Glow-worm gas central heating boiler. Under stairs storage cupboard with shelving. Ceiling coving. Laminate flooring. Double glazed window to rear aspect.

Stairs, from entrance hall, to:

First Floor Landing

Airing cupboard housing hot water cylinder with shelving for linen above. Radiator. Ceiling coving. Hatch to loft.

Bedroom 1 10'9" x 9'6" (3.28m x 2.90m)

Range of fitted bedroom furniture including built-in wardrobes and dressing table with drawers. Radiator. Ceiling coving. Double glazed window to front aspect with far reaching views.

Bedroom 2 10'0" x 7'4" (3.05m x 2.24m)

Radiator. Ceiling coving. Double glazed window to rear aspect, overlooking rear garden.

Bedroom 3 10'0" x 6'6" (3.05m x 1.98m)

Radiator. Ceiling coving. Double glazed window to front aspect.

Bathroom

Fitted with a white suite including paneled bath and pedestal wash basin. Wall mounted electric shower with shower attachment and riser rail. Tiled splashback. Ceiling coving. Double glazed window to rear aspect.

Separate Cloakroom

Low level WC. Ceiling coving. Double glazed window to rear aspect.

Outside

The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn with pathway to house.

The rear garden is laid to patio for low maintenance, with mature plants and shrubs to borders. The garden is enclosed by timber fencing. Personal door to:

Garage

Up and over door. Off road parking space in front for one vehicle.

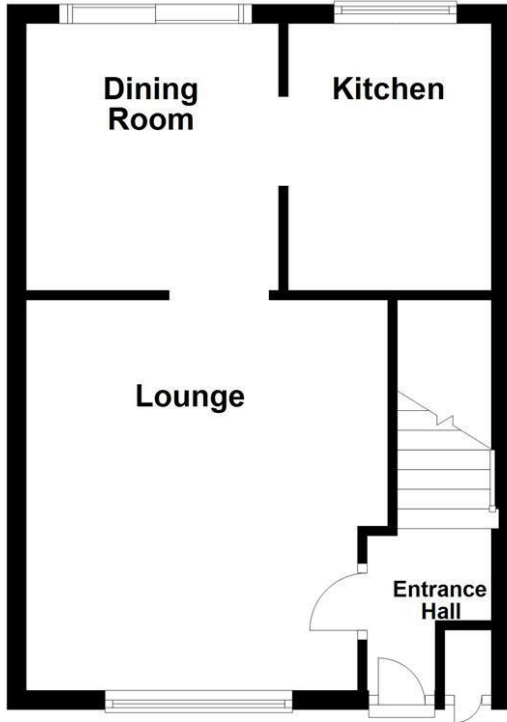
Other Information

Council Tax Band B

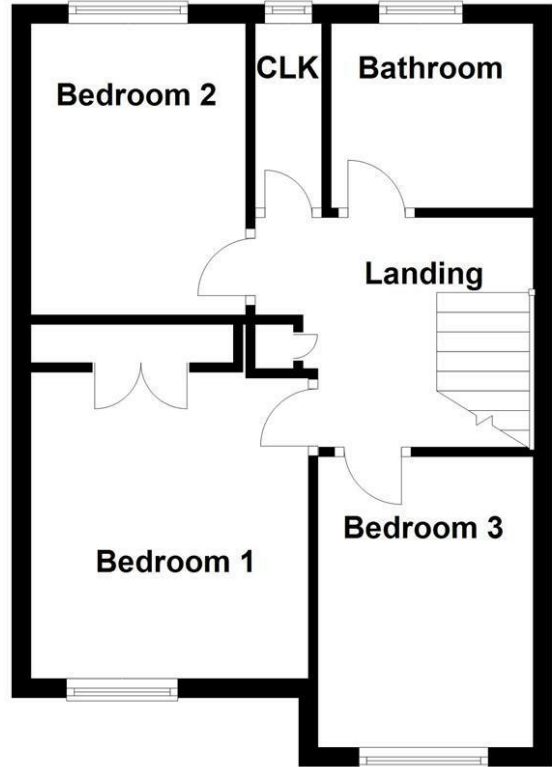
Total floor area 72 square metres

Floor Plan

Ground Floor



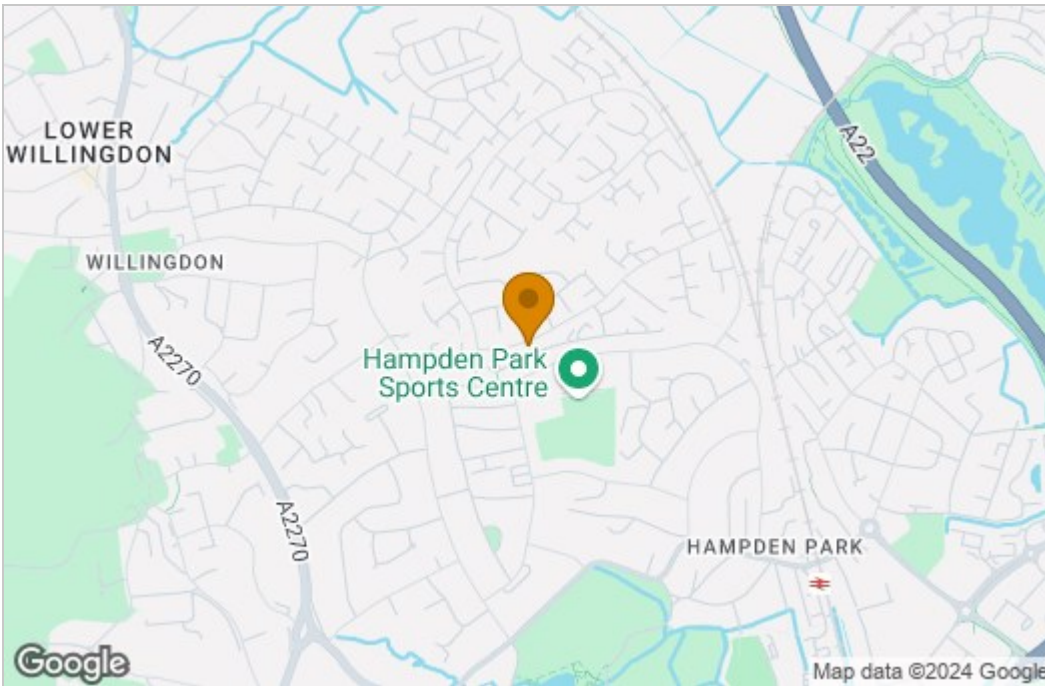
First Floor



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.