



BROOK GAMBLE



1 Newick Road, Eastbourne, BN20 8UA

£335,000

Brook Gamble offer to the market this THREE BEDROOM SEMI-DETACHED HOUSE in the MUCH SOUGHT AFTER OLD TOWN AREA of Eastbourne. The property is located YARDS FROM OCKLYNGE JUNIOR SCHOOL and is also WITHIN EASY REACH OF OTHER POPULAR LOCAL SCHOOLS FOR ALL AGES. The house benefits from gas central heating and uPVC double glazing, GOOD SIZED GARDENS and is being sold CHAIN FREE. Sole Agents.

Composite front door to:

Entrance Hall

Wall mounted thermostat. Radiator. Wood effect laminate flooring. uPVC double glazed window to front.

Lounge 18'4" x 9'10" (5.59m x 3.00m)

Feature fireplace. Two vertical radiators. Wood effect laminate flooring. uPVC double glazed window to front. uPVC double glazed window to rear. uPVC double glazed double doors to rear garden.

Kitchen/Dining Room 14'4" x 11'4" (4.37m x 3.45m)

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surface over and incorporating five ring gas hob with cupboard below and cooker hood above. Eye-level double oven. Wall units. Cupboard housing wall mounted gas boiler. Space and plumbing for washing machine. Space for fridge freezer. Two radiators. Part tiling to walls. Wood effect laminate flooring. uPVC double glazed window to side. uPVC double glazed double doors to rear garden.

Cloakroom

Low level WC. Part tiling to walls. Wood effect laminate flooring. uPVC double glazed window to side.

Turning staircase, from entrance hall, to:

First Floor Landing

Linen cupboard with slatted shelving. Hatch to loft. uPVC double glazed window to front.

Bedroom 1 11'5" x 11'3" (3.48m x 3.43m)

Radiator. uPVC double glazed windows to side and rear with views towards South Downs.

Bedroom 2 11'2" x 11'1" max measurements (3.40m x 3.38m max measurements)

(Measurements exclude depth of built-in wardrobe cupboard). Built-in wardrobe cupboard. Radiator. uPVC double glazed window to rear.

Bedroom 3 9'11" x 7'1" (3.02m x 2.16m)

Radiator. uPVC double glazed window to front.

Bathroom

Bath with mixer tap and hand held shower attachment. Pedestal wash basin. Low level WC. Heated towel rail. Extractor fan. Tiled walls. Frosted uPVC double glazed window to side.

Outside

The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn, enclosed by picket fencing.

The rear garden is laid mainly to lawn with decked patio area, brick built shed and storage shed.

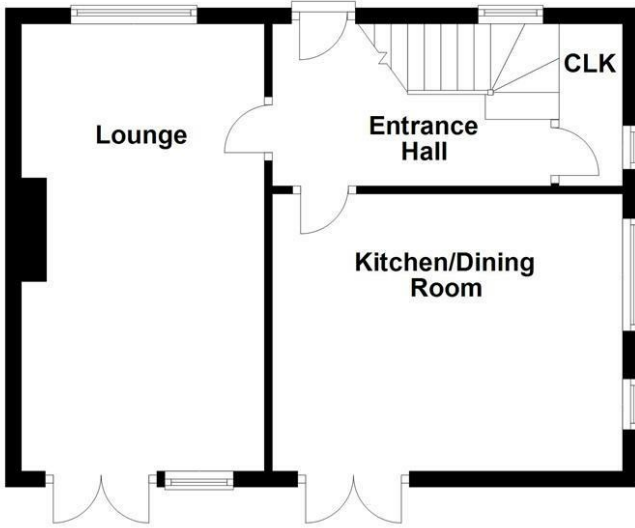
Other Information

Council Tax Band C

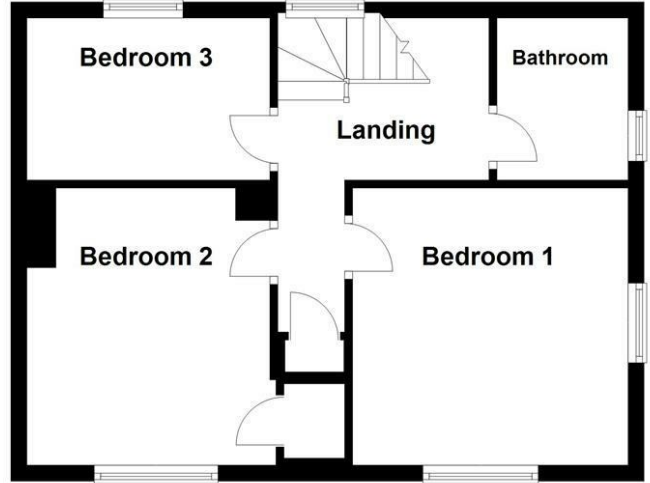
Total floor area 89 square metres

Floor Plan

Ground Floor

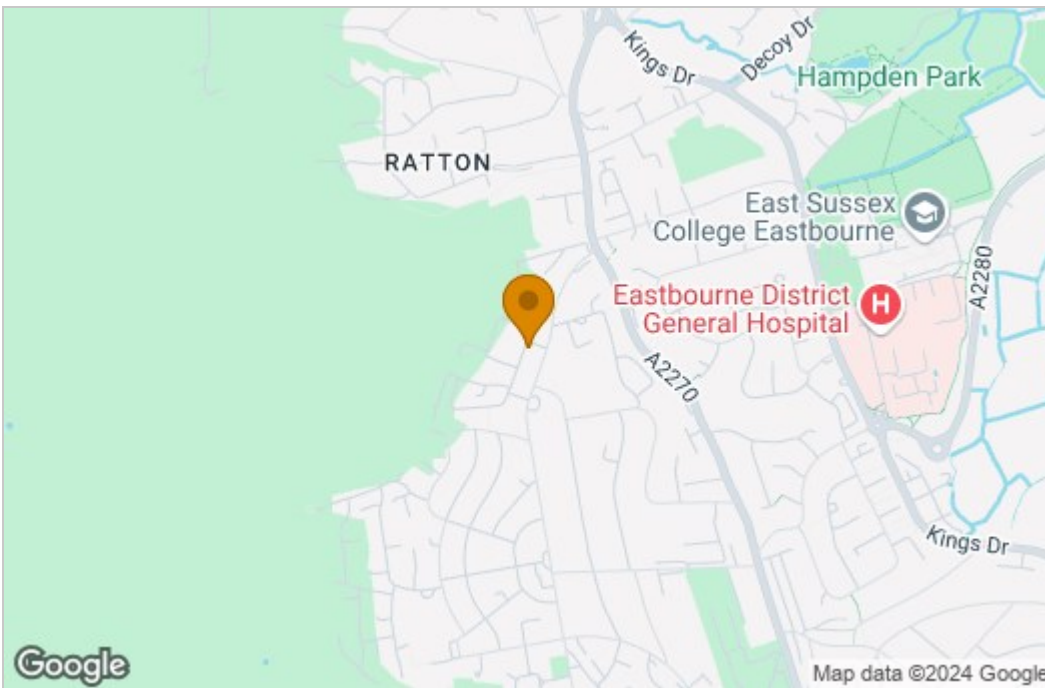


First Floor

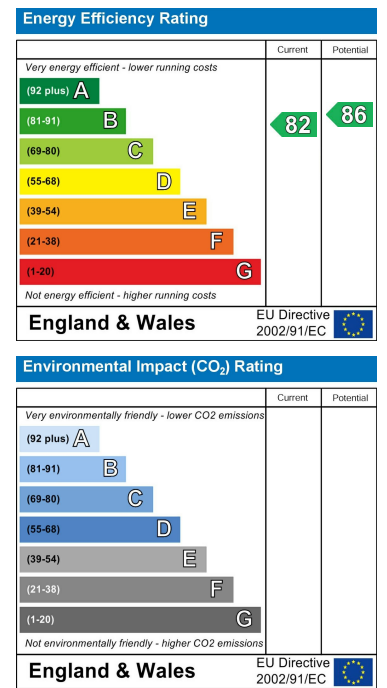


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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