



BROOK GAMBLE



95 Cavalry Crescent, Eastbourne, BN20 8RL

£385,000

Brook Gamble are delighted to offer to the market this VERY WELL PRESENTED EXTENDED HOUSE in the MUCH SOUGHT AFTER OLD TOWN AREA of Eastbourne. Having been THE SUBJECT OF EXTENSIVE IMPROVEMENT AND RENOVATIONS by the present owners, the house boasts a WONDERFUL GROUND FLOOR EXTENSION which provides a 20'3" X 19'3" OPEN PLAN LIVING SPACE, incorporating a RE-FITTED KITCHEN. Particular features are the ROOF LANTERN and the BI-FOLD DOORS OPENING ONTO THE DELIGHTFUL REAR GARDEN. Further benefits include a UTILITY ROOM and GROUND FLOOR CLOAKROOM. There are THREE GOOD SIZED BEDROOMS and a RE-FITTED BATHROOM. As well as the GOOD SIZED REAR GARDEN, there is PARKING FOR SEVERAL VEHICLES to the front and a GARAGE. IDEALLY LOCATED FOR POPULAR LOCAL SCHOOLS AND SHOPS, viewing is considered essential. Sole Agents.

uPVC double glazed front door to:

Entrance Hall



Under stairs cupboard. Radiator. Wood floor. uPVC double glazed window to side.

Lounge 11'0" x 11'0" excluding depth of bay window (3.35m x 3.35m excluding depth of bay window)



Open fireplace with exposed brick chimney. Wood floor. uPVC double glazed bay window to front with window seat/storage cupboards.

Open Plan Kitchen/Dining/Family Room 19'3" max x 20'3" (5.87m max x 6.17m)



Kitchen Area



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surface over. Eye-level double oven. Integrated fridge freezer. Kitchen island with integrated four ring induction hob and extractor fan. Built in microwave oven. Integrated dishwasher. Cupboard housing wall mounted gas boiler. Part tiling to walls. Inset ceiling spotlights. Wood floor. uPVC double glazed window to rear.

Dining Area/Family Room



Open fireplace. Two vertical radiators. Roof lantern. Inset ceiling spotlights. Wood floor. Bi-fold doors to rear garden.

Utility 5'5" x 4'8" (1.65m x 1.42m)

Space and plumbing for washing machine. Further appliance space with work surface over. Wall units. Wood floor. Frosted uPVC double glazed window and door to side.

Cloakroom

Low level WC. Wash basin. Tiled walls. Tiled floor. Frosted uPVC double glazed window to side.

Turning staircase, from entrance hall, to:

First Floor Landing

Storage cupboard. Hatch to loft. uPVC double glazed window to front with sea glimpses.

Bedroom 1 13'4" x 10'11" (4.06m x 3.33m)



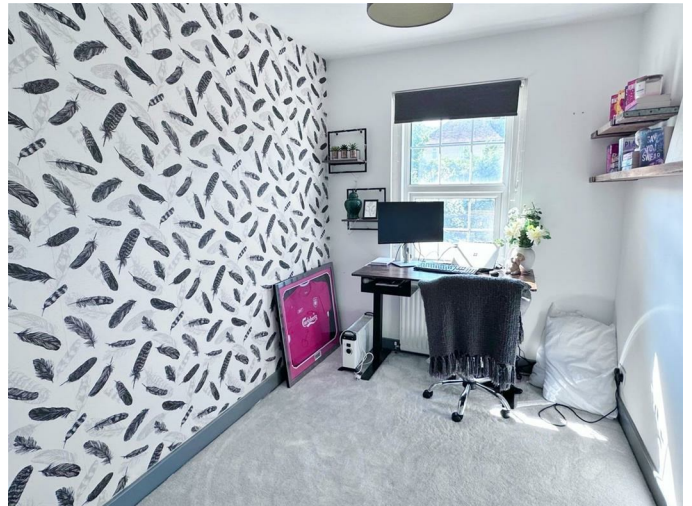
Radiator. uPVC double glazed bay window to front.

Bedroom 2 12'7" max x 10'11" (3.84m max x 3.33m)



Feature fireplace. Radiator. Two uPVC double glazed windows to rear.

Bedroom 3 11'0" x 7'3" (3.35m x 2.21m)



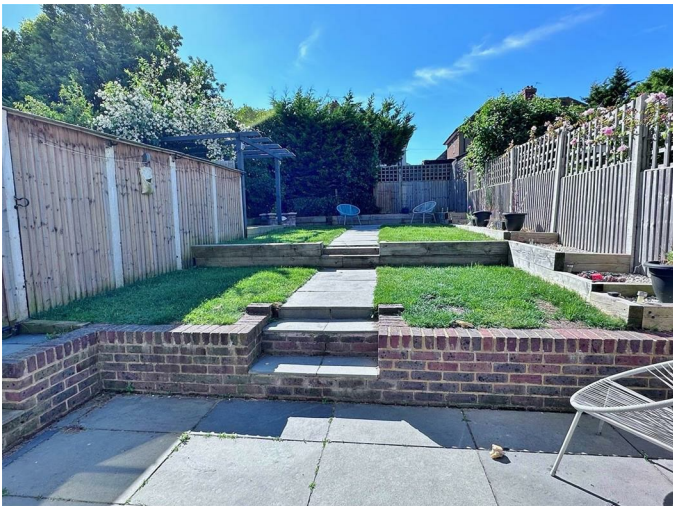
Radiator. uPVC double glazed window to rear.

Bathroom



Bath with mixer tap. Wall mounted shower with glazed screen. Low level WC. Wash basin with vanity unit below. Radiator. Tiled walls. Tiled floor. Frosted uPVC double glazed window to side.

Outside



The front of the property provides off street parking for several vehicles. Driveway leads to:

Garage



Up and over door.

Rear Garden

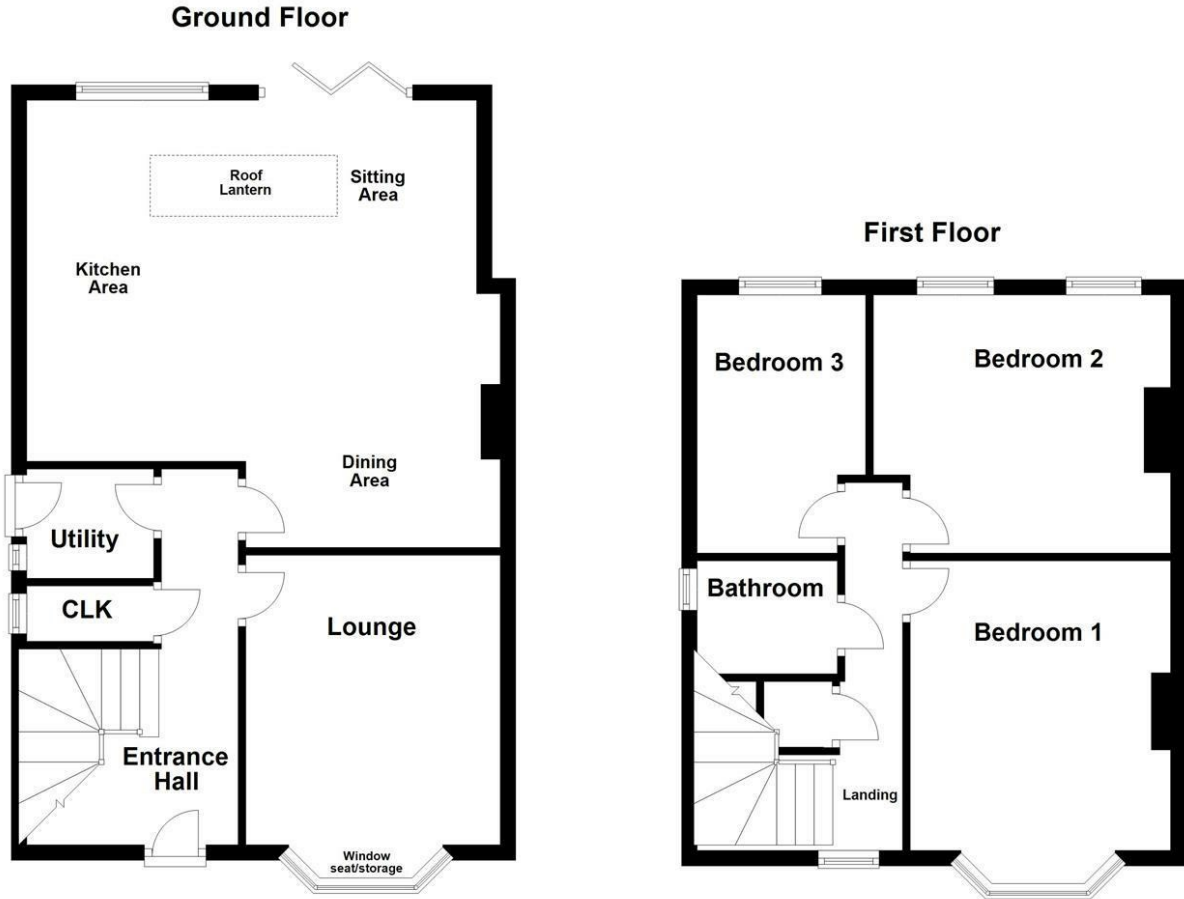
The attractive rear garden is laid to patio and lawn with pergola and is enclosed by timber fencing with gate.

Other Information

Council Tax Band C

Total floor area 88 square metres

Floor Plan

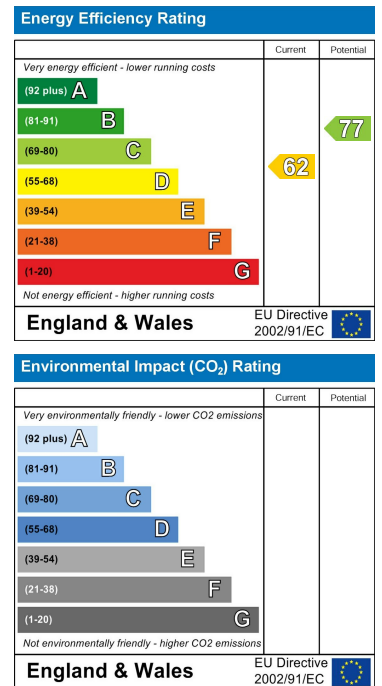


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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