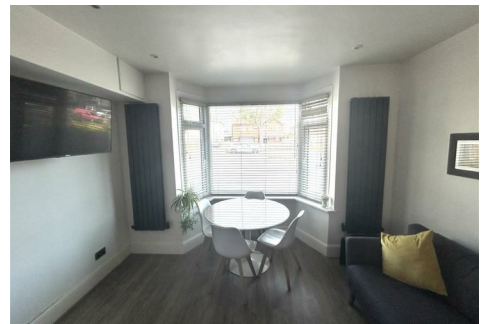




# BROOK GAMBLE



**9 Park Avenue, Eastbourne, BN21 2XG**

**£499,995**

Brook Gamble are delighted to be offering an IMMACULATELY PRESENTED three bedroom semi detached house in the much sought after LITTLE RATTON AREA of Eastbourne. With TASTEFUL DECOR THROUGHOUT, the property benefits from a 21' KITCHEN/BREAKFAST ROOM and a SEPARATE UTILITY ROOM, SOUTH FACING LOUNGE leading onto the WELL PRESENTED LANDSCAPED GARDEN, THREE GENEROUSLY SIZED BEDROOMS, 17' TIMBER CONSTRUCTED HOME OFFICE/GYM, LARGE BLOCK PAVED DRIVEWAY with OFF ROAD PARKING FOR FOR VEHICLES and a GARAGE, the property is offered CHAIN FREE. Sole Agents.



Double glazed front door to:

### Entrance Vestibule

Obscure glazed and wooden door to:

### Reception Hall



Walk-in under stairs storage cupboard. Radiator. Turning staircase to first floor landing.

### Lounge 14'4" x 12'0" (4.37m x 3.66m)



Feature fireplace with wooden surround and fitted stove style heater. Two contemporary style radiators. Double glazed sliding doors to south facing rear garden.

### Kitchen/Breakfast Room 21'9" into bay x 12'5" (6.63m into bay x 3.78m)



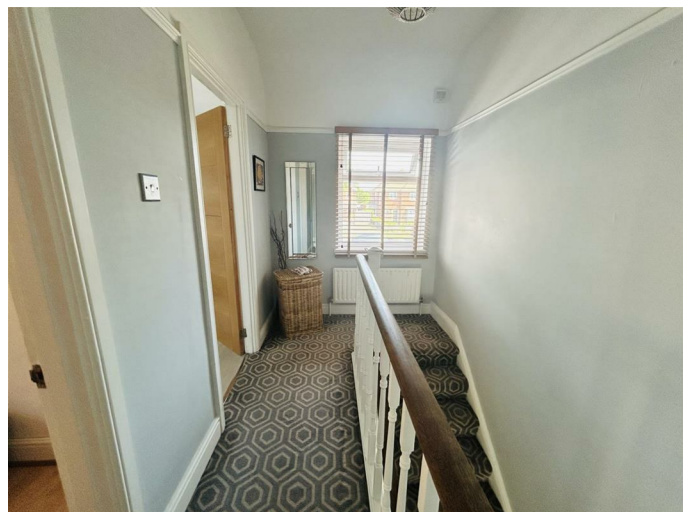
Fitted with a range of modern wall and base units. Inset single bowl sink with contemporary style polished chrome mixer tap and single drainer. Built-in fan assisted oven and four ring gas hob with extractor above. Built-in microwave oven. Built-in dishwasher. Large built-in fridge. Three contemporary style radiators. Dual aspect with double glazed bay window to front aspect and double glazed door with side screens to side aspect. Door to:

### Utility Room 7'7" x 4'11" (2.31m x 1.50m)

Space and plumbing for washing machine. Space for free standing fridge freezer. Further appliance space. Wall mounted gas fired boiler. Radiator. Two double glazed windows to side aspect.

Turning staircase, from reception hall, to:

### First Floor Landing



Built-in storage cupboard. Airing cupboard housing insulated cylinder with fitted immersion heater and slatted shelving. Radiator. Double glazed window to front aspect.



**Bedroom 1 14'7" x 12'5" max (4.45m x 3.78m max)**



Radiator. Double glazed bay window to front aspect.

**Bedroom 2 11'3" x 9'6" (3.43m x 2.90m)**



Fitted mirror fronted wardrobes with hanging and shelf space. Radiator. Two double glazed windows to rear aspect.

**Bedroom 3 11'1" x 8'6" (3.38m x 2.59m)**



Radiator. Double glazed window to side aspect.

**Bathroom 7'11" x 7'8" (2.41m x 2.34m)**



White suite comprising panelled bath with polished chrome shower unit above and fitted glazed shower screen, pedestal wash basin with polished chrome mixer tap, and dual flush WC. Polished chrome ladder style radiator. Obscure double glazed window to side aspect. Obscure double glazed window to side aspect.

**Outside**

The front of the property is arranged as block paved driveway providing off road parking for several vehicles. Gate to side to:

**Rear Garden**



The south facing rear garden is laid mainly to lawn with patio area and is enclosed by timber fencing. Door to:

**Outside WC**

WC. Double glazed window to rear.

**Timber Constructed Home Office/Gym 17'10" x 11'7" (5.44m x 3.53m)**



Light and power connected. Internet access. Double glazed windows and doors.

**Garage**

Single garage with double doors. Window to rear aspect.

**Other Information**

Council Tax Band D

Total floor area 112 square metres

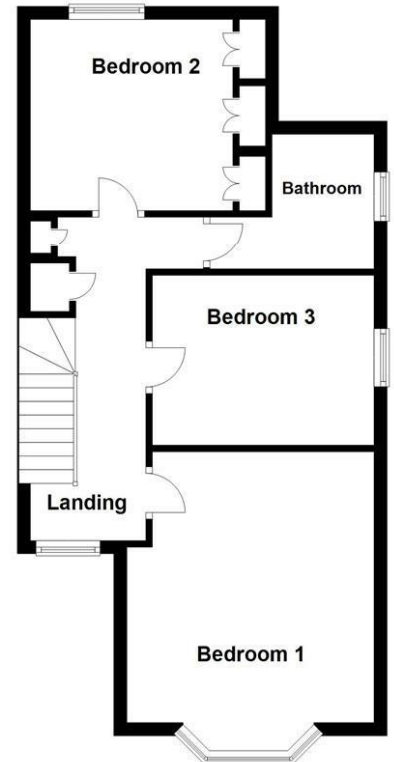


# Floor Plan

Ground Floor



First Floor

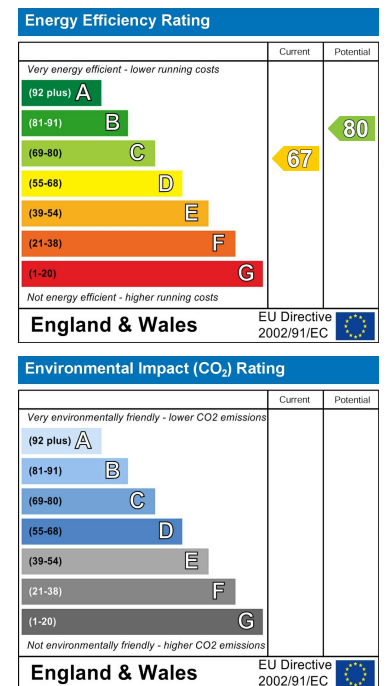


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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.