



BROOK GAMBLE



142 Croxden Way, Eastbourne, BN22 0UL

£267,500

Brook Gamble are delighted to offer to the market this CHAIN FREE THREE BEDROOM END OF TERRACE house in the popular Willingdon Trees area of Eastbourne. The house enjoys GOOD SIZED ACCOMMODATION with an attractive KITCHEN/BREAKFAST ROOM, CONSERVATORY and cloakroom on the ground floor and THREE DOUBLE BEDROOMS and a bathroom to the first floor. Further benefits include gas central heating and uPVC double glazing, as well as GARDENS TO THE FRONT AND REAR. Viewing is considered essential. SOLE AGENTS.

uPVC double glazed frosted window to front, with side screen, opening into:

Entrance Lobby/Utility 7'8" x 5'5" (2.34m x 1.65m)



Space for tumble dryer. Space for fridge freezer. Panelled glazed inner door to:

Entrance Hall

Under stairs storage recess. Utility cupboard with space and plumbing for washing machine with further appliance space above. Digital thermostat. Radiator. Inset ceiling spotlights.

Cloakroom

Low level WC. Wash basin. Window to rear.

Lounge 15'3" x 11'3" (4.65m x 3.43m)



Two radiators. uPVC double glazed window to front. Door to:

Kitchen 15'6" x 11'11" (4.72m x 3.63m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for gas cooker with cooker hood above. Space and plumbing for dishwasher. Wall units. Under cupboard lighting. Space for fridge freezer. Radiator. Inset ceiling spotlights. uPVC double glazed window to rear. Doorway to entrance hall. Doorway to:

Conservatory 12'6" x 9'7" (3.81m x 2.92m)



Radiator. uPVC double glazed windows to three sides. uPVC double glazed double doors to rear garden.

Stairs, rising from entrance hall, to:

First Floor Landing

Linen cupboard housing insulated cylinder with slatted shelving above. Radiator. Hatch to loft. Inset ceiling spotlights.

Bedroom 1 14'3" x 9'1" excluding door recess (4.34m x 2.77m excluding door recess)



uPVC double glazed window to front.

Bedroom 2 12'7" x 8'10" (3.84m x 2.69m)



Range of built-in bedroom furniture including wardrobe and over-bed storage. uPVC double glazed window to rear.

Bedroom 3 12'6" max x 11'4" (3.81m max x 3.45m)



Built-in cupboard. uPVC double glazed window to front.

Bathroom



Bath. Wall mounted shower unit. Pedestal wash basin. Low level WC. Radiator. Part tiling to walls. Frosted uPVC double glazed window to rear.

Outside



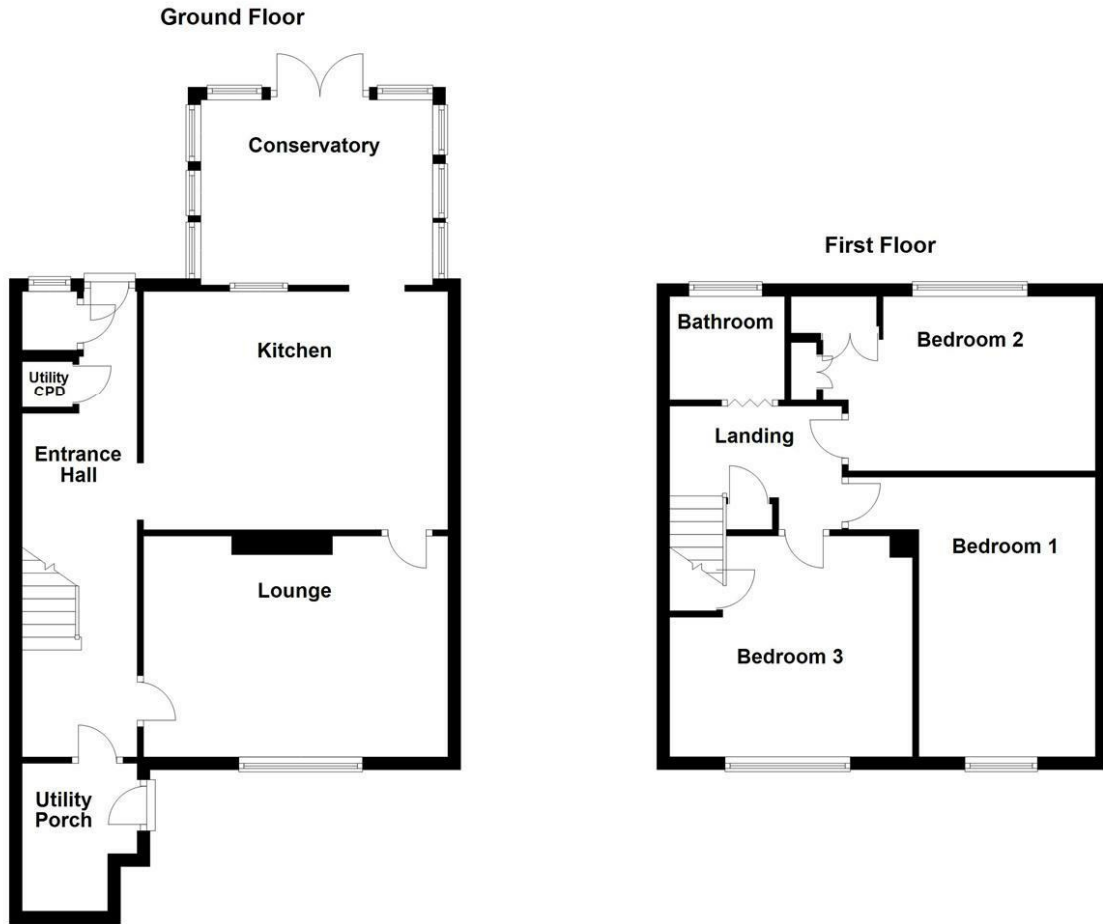
There are gardens to the front and rear of the property. The front garden is laid to lawn with path to front door.

The rear garden is laid to lawn, enclosed by timber fencing, with pathway to gate for rear access.

Other Information

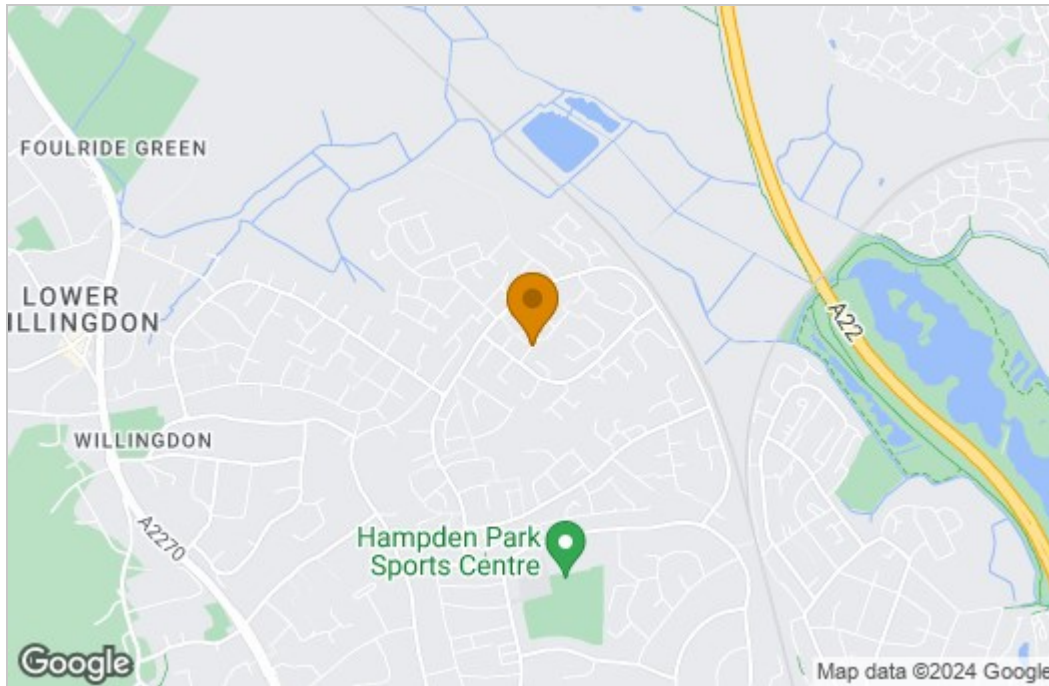
Council Tax Band B

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(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.