



BROOK GAMBLE



38 Filching Road, Eastbourne, BN20 8SF

Offers In Excess Of £300,000

OFFERS IN EXCESS OF £300,000. Welcome to this charming property located on Filching Road in the SOUGHT AFTER OLD TOWN AREA of Eastbourne. This delightful house boasts TWO RECEPTION ROOMS, perfect for entertaining guests or simply relaxing with your family. With THREE COSY BEDROOMS and TWO BEDROOMS, there is ample space for everyone in the household. One of the highlights of this property is the GROUND FLOOR EXTENSION, providing additional living space and enhancing the overall appeal of the house. The 861 sq ft of living space offers a comfortable and inviting atmosphere for you to call home. Situated in a favoured Old Town location, this property offers the convenience of being CLOSE TO LOCAL AMENITIES, SCHOOLS AND PARKS. The LOVELY GARDEN provides a tranquil retreat where you can enjoy the outdoors and soak up the sunshine. Parking will never be an issue with SPACE FOR ONE VEHICLE AND A GARAGE for added convenience. Sole Agents.

Double glazed front door to:

Entrance Hall

Built-in double cupboard with shelving and housing Worcester gas central heating boiler, and electricity and gas meters. Radiator. Ceiling coving. Recessed ceiling spotlights. Double glazed window to side aspect.

Ground Floor Wet Room

Large walk-in shower cubicle with wall mounted shower, shower attachment, and rainfall shower head. Low level WC. Wall mounted wash hand basin with mixer tap. Heated towel ladder. Extractor fan unit. Fitted splash panels. Tiled floor with drainage. Double glazed window to side aspect. Double glazed window to front aspect.

Lounge 16'9" x 11'5" (5.11m x 3.48m)

Feature fire surround. BT point. Radiator with thermostatic control valve. Ceiling coving. Stairs rising to first floor landing. Double glazed window to front aspect. Concertina doors to:

Dining Room 10'2" x 8'6" (3.10m x 2.59m)

Wall mounted thermostat control. Radiator with thermostatic control valve. Double glazed window to rear aspect. Double glazed door to rear garden.

Kitchen 12'1" x 8'7" (3.68m x 2.62m)

Fitted with a range of wall and base units in a cream matt finish. Single bowl sink unit with mixer tap. Complementary work surface. Space for gas cooker with splashback behind and extractor hood above. Space and plumbing for washing machine. Space for upright fridge/freezer. Built-in cupboard. Radiator. Double glazed window to side aspect. Double glazed window to rear aspect, overlooking rear garden. Double glazed door to side.

Stairs, from lounge, to:

First Floor Landing

Double glazed window to rear aspect.

Bedroom 1 10'10" x 10'3" (3.30m x 3.12m)

Built-in double wardrobe with hanging rail and shelving above. Fitted double wardrobe with sliding mirror doors. Radiator with thermostatic control valve. Ceiling coving. Double glazed window to front aspect.

Bedroom 2 10'3" x 8'7" (3.12m x 2.62m)

Built-in double wardrobe with hanging rail and shelving above. Radiator with thermostatic control valve. Double glazed window to front aspect.

Bedroom 3 6'8" x 6'6" (2.03m x 1.98m)

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

Bathroom 6'8" x 5'5" (2.03m x 1.65m)

White suite comprising bath with mixer tap and wall

mounted Triton electric shower over, with riser rail and shower attachment, low level WC and wash hand basin. Light and electric shaver point. Heated towel ladder. Tiled walls. 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. Gentle ramp to front door. Gate to side leads to:

Rear Garden

The rear garden is laid mainly to lawn with large paved patio area and a variety of mature plants and shrubs. Enclosed by timber fencing with gate to side.

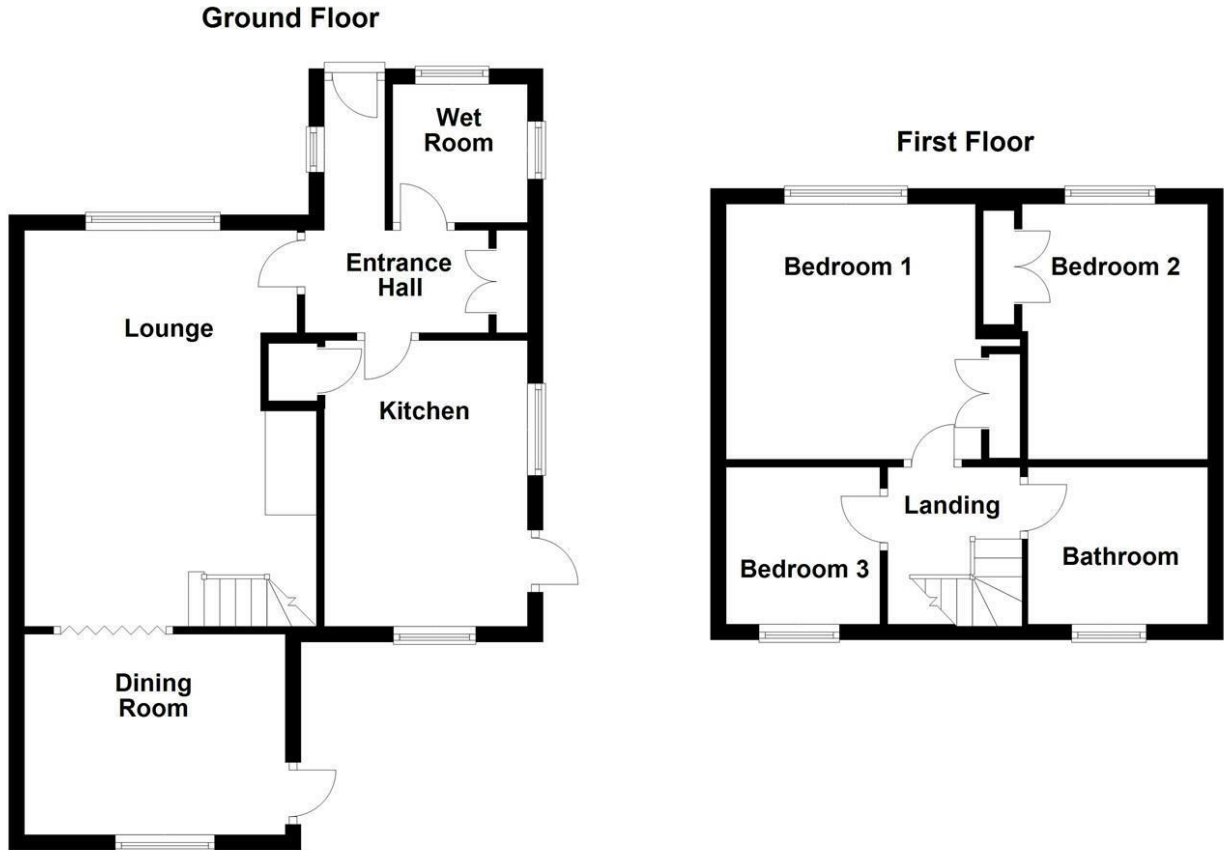
Garage

Garage, en bloc. Up and over door. Photo featured on our details, the second one from the left. Off road parking space to front of garage.

Other Information

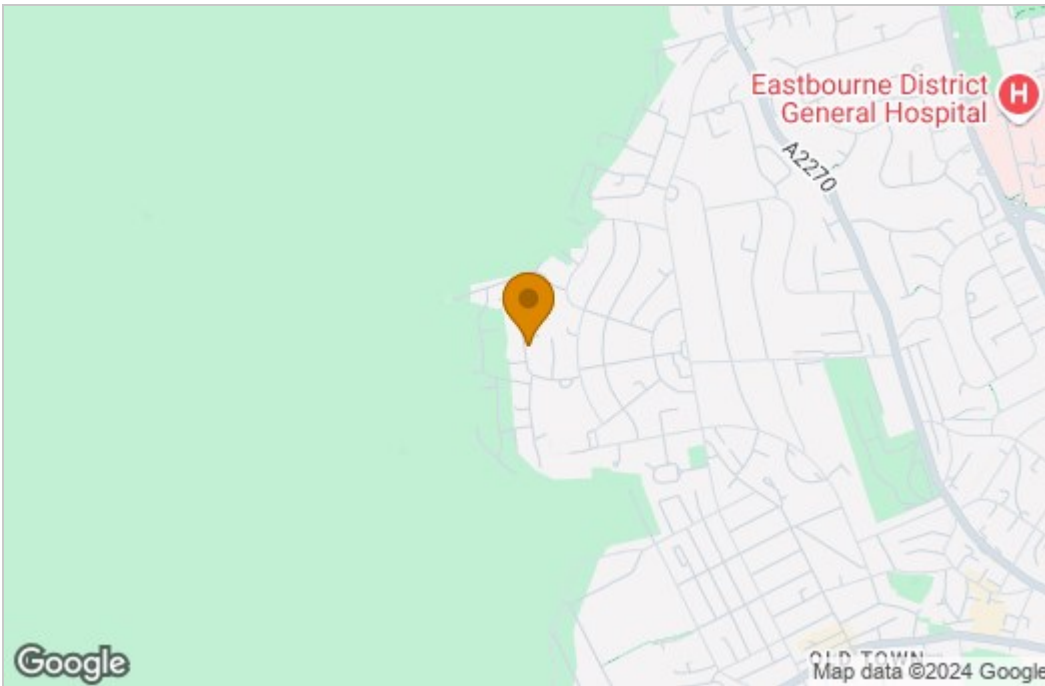
Council Tax Band C

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			86
(81-91) B		73	
(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	

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