



# BROOK GAMBLE



**Mill Cottage, 13 Watts Lane, Eastbourne, BN21 2LN**

**£280,000**

Brook Gamble are delighted to offer to the market this HISTORICAL COTTAGE on OLD TOWN/UPPERTON BORDERS. Believed to be OVER 200 YEARS OLD, having been ORIGINALLY BUILT FOR LOCAL MILL WORKERS, the property offers a 13' x 11'1" LIVING ROOM WITH WOOD BURNER and a 12' x 12' bedroom. Nestled in a SECLUDED LOCATION, the house benefits from gas central heating, with a COURTYARD GARDEN TO THE REAR, and a small courtyard to the front. WELL LOCATED FOR NEARBY PUBS AND SHOPS, INCLUDING WAITROSE, and Eastbourne town centre is also just a short distance. Being sold CHAIN FREE, viewing is considered essential. Sole Agents.



Glazed front door to:

**Lounge 13'0" x 11'1" (3.96m x 3.38m)**



Wood burning stove on brick hearth with wooden mantle over. Radiator Exposed stained floorboards. Wood sash window to front. Doorway to:

**Kitchen/Breakfast Room 13'0" x 8'10" (3.96m x 2.69m)**



Single drainer one and a half bowl sink with mixer tap and cupboard below. Work surfaces incorporating four ring gas hob with electric oven below and cooker hood above. Space and plumbing for washing machine. Space for fridge. Wall units. Under stairs storage cupboard. Radiator. Part tiling to walls. Inset ceiling spotlights. Tiled floor. Glazed door to rear garden.

Turning staircase, from kitchen, to:

**First Floor Landing**

Hatch to loft. Window to rear.

**Bedroom 12'11" x 11'2" (3.94m x 3.40m)**



Radiator. Sash window to front.

**Bathroom 10'5" x 9'4" (3.18m x 2.84m)**



Corner bath with mixer tap and hand held shower attachment. Pedestal wash basin. Low level WC. Feature fireplace. Cupboard housing wall mounted gas boiler. Wood floor. Window to rear.

**Outside**



The property enjoys the benefit of a courtyard rear

garden, enclosed by brick wall with gate to 15 Watts Lane. There is a timber shed with glazed door and window.

**Other Information**

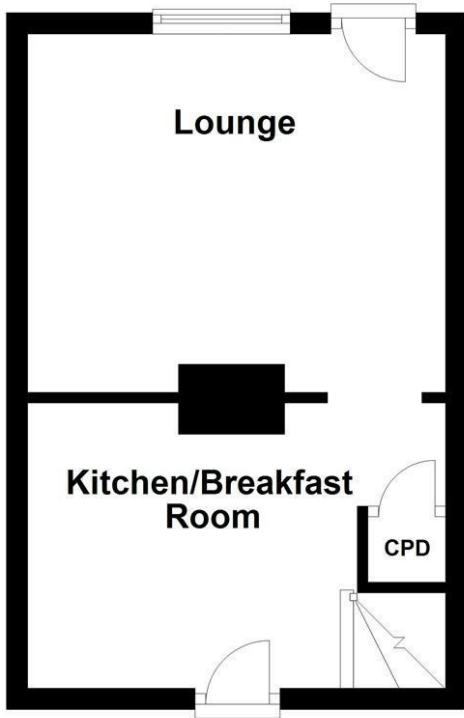
Council Tax Band C

The Vendor has advised us that furniture and furnishings can be included in the sale price if required.

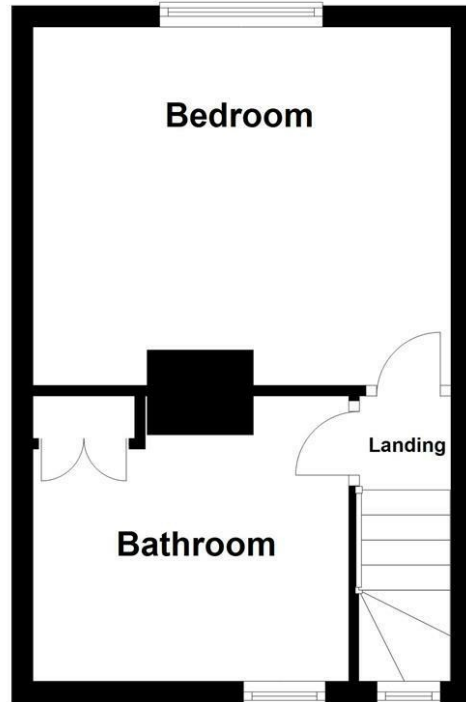


# Floor Plan

## Ground Floor

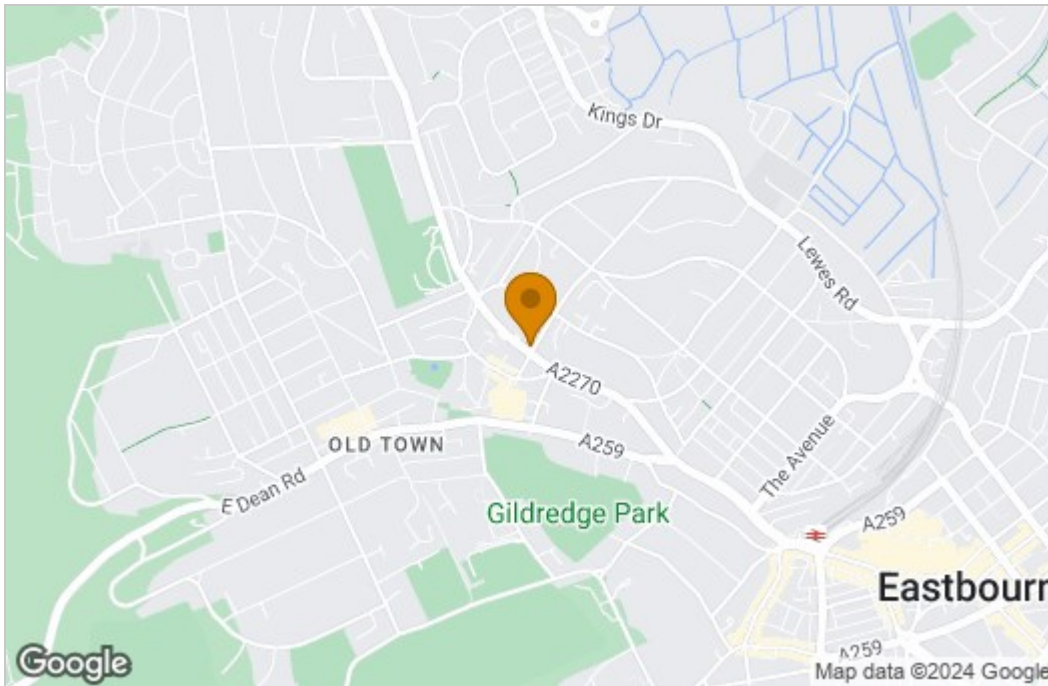


## First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.