



BROOK GAMBLE



66 Greenway, Eastbourne, BN20 8UL

£276,800

Brook Gamble are delighted to offer a THREE BEDROOM END OF TERRACE HOUSE in the MUCH SOUGHT AFTER OLD TOWN AREA of Eastbourne. Benefitting from being CLOSE TO LOCAL SCHOOLS AND AMENITIES, this CHAIN FREE property will suit a host of buyers, and has OFF ROAD PARKING FOR TWO VEHICLES, GOOD SIZED LOUNGE AND REAR GARDEN. The property DOES REQUIRE MODERNISATION. Sole Agents.

Double glazed front door to:

Entrance Hall

Under stairs storage cupboard housing wall mounted consumer unit (fitted in March 2022) and electricity meter. Stairs rising to first floor landing.

Lounge 21'3" x 11'3" (6.48m x 3.43m)

Feature fire surround and hearth with fitted gas fire. Double glazed window to front aspect. Double glazed window to rear aspect, overlooking rear garden.

Kitchen 8'9" x 7'8" (2.67m x 2.34m)

Fitted with a range of wall and base units. Single bowl sink unit. Tiled splashback. Space for gas cooker. Space for under counter fridge. Larder cupboard. Wall mounted electric heater. Double glazed window to side aspect. Double glazed door to rear garden.

Storage Shed (Forms Part of House) 9'3"x 7'8"

Double glazed window to rear aspect. Other properties locally have knocked the storage shed through to form a larger kitchen (subject to the necessary building checks).

Stairs, from entrance hall, to:

First Floor Landing

Storage cupboard. Further storage cupboard. Hatch to loft. Double glazed window to side aspect.

Bedroom 1 12'6" x 8'9" (3.81m x 2.67m)

Built-in wardrobe. Wall light points. Double glazed window to front aspect.

Bedroom 2 12'0" x 11'4" (3.66m x 3.45m)

Built-in cupboard housing hot water cylinder with shelving above. Wall mounted electric heater. Wall light point. Double glazed window to rear aspect.

Bedroom 3 8'9" x 8'7" (2.67m x 2.62m)

Double glazed window to rear aspect.

Bathroom

Currently fitted out as a wet room, with wall mounted electric shower and riser rail and tiled splashback. Wash hand basin inset into vanity unit. Fitted medicine cabinet. Wall mounted electric heater. Double glazed window to side aspect.

Separate WC

High level WC. Wall mounted electric heater. Double glazed window to rear.

Outside

The property enjoys the benefits of front and rear gardens. The front garden provides off road parking for two vehicles. Pathway leads to house and there are shrubs to borders.

The southerly facing rear garden is laid mainly to

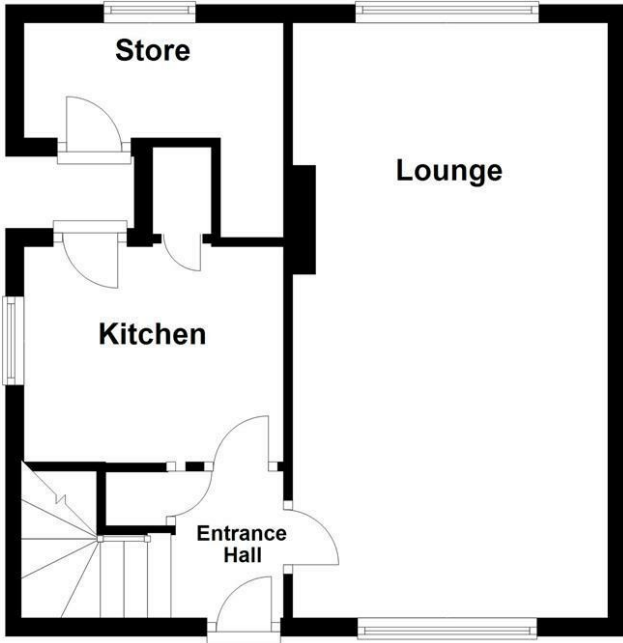
lawn and contains an attractive variety of mature shrubs and plants. Partly enclosed by timber fencing with pathway to side.

Other Information

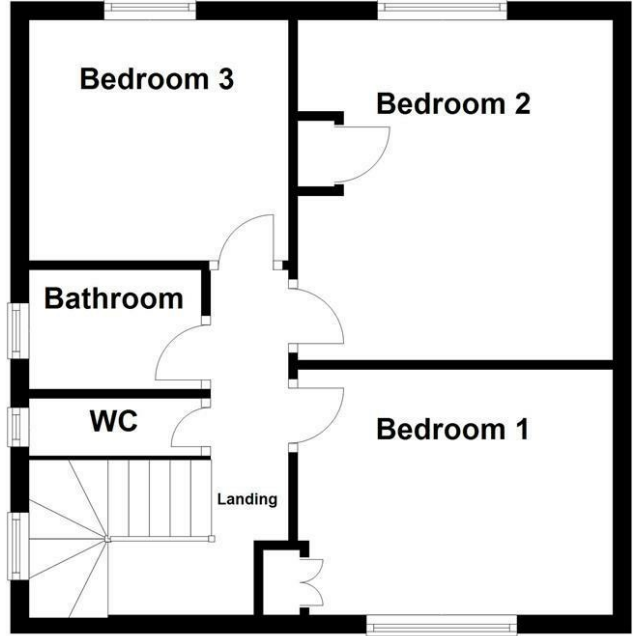
Council Tax Band B

Floor Plan

Ground Floor



First Floor

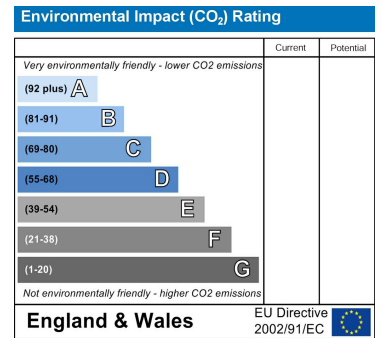
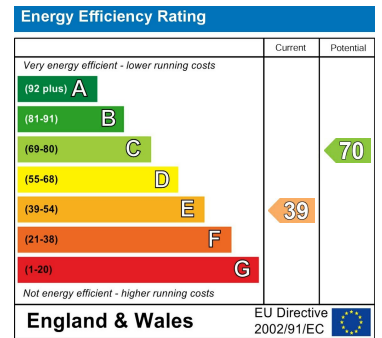


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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