



# BROOK GAMBLE



**91 Park Avenue, Eastbourne, BN21 2XH**

**£699,950**

Brook Gamble are delighted to offer to the market this STUNNING FOUR BEDROOM DETACHED HOUSE in the SOUGHT AFTER RATTON AREA of Eastbourne. The house has been SKILLFULLY RENOVATED THROUGHOUT and offers WONDERFUL MODERN ACCOMMODATION. Starting from the large reception hall, THE QUALITY OF THE FINISH IS EVIDENT THROUGHOUT. The ground floor boasts a 22' RE-FITTED KITCHEN/DINING ROOM and 19'10" LOUNGE WITH BALCONY. There is also a UTILITY ROOM and CLOAKROOM. The first floor accommodation comprises a 17'2" MASTER BEDROOM WITH LUXURY EN SUITE BATHROOM, BEDROOMS TWO AND THREE ARE BOTH DOUBLES (with bedroom three being used as a clinic at present), and bedroom four is currently arranged as a dressing room with BUILT-IN WARDROBES. Extensive work has taken place to the rear garden, offering a DELIGHTFUL SOUTH FACING TERRACED LANDSCAPED GARDEN. The LARGE DRIVEWAY to the front offers OFF STREET PARKING and access to the LARGE DOUBLE GARAGE. IDEALLY LOCATED FOR POPULAR LOCAL SCHOOLS, viewing is considered essential to fully appreciate this immaculate house. Vendor suited. Sole Agents.

External paved staircase to uPVC double glazed double doors and side screens to:

### **Entrance Porch**

Wall lights. Wooden door to:

### **Entrance Hall 13'2" x 9'11" (4.01m x 3.02m)**

Radiator. Tiled floor. uPVC double glazed window to side. Four steps to:

### **Inner Hallway**

Radiator. Inset ceiling spotlights.

### **Cloakroom**

Low level WC. Wash basin with vanity cupboard below. Radiator. Part tiling to walls. Inset ceiling spotlights. Tiled floor. Frosted uPVC double glazed window to side.

### **Lounge 19'10" max x 16'11" max (6.05m max x 5.16m max)**

Recessed living flame fire. Vertical radiator. Inset ceiling spotlights. Engineered oak flooring. uPVC double glazed window to side. uPVC double glazed patio door and side screen to:

### **Balcony**

Built-in storage cupboards. Tiled floor. Glazed screen.

Glazed double doors, from lounge, to:

### **Kitchen/Dining Room 22'4" x 11'11" (6.81m x 3.63m)**

### **Kitchen Area**

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring induction hob with central recessed extractor unit. Range of full height units incorporating twin eye-level ovens and integrated eye-level microwave oven/grill. Integrated dishwasher. Integrated fridge freezer. Vertical radiator. Over counter lighting. Inset ceiling spotlights. Tiled floor. uPVC double glazed window to rear. uPVC bi-fold doors to rear garden. Doorway to:

### **Utility 11'10" x 4'9" (3.61m x 1.45m)**

Single drainer sink unit with mixer tap and cupboard below. Store cupboard. Wall units. Space for fridge freezer. Space and plumbing for washing machine. Further appliance space. Vertical radiator. Inset ceiling spotlights. Two uPVC double glazed windows to side. uPVC double glazed window to rear garden.

Turning staircase, from inner hallway, to:

### **First Floor Landing**

Cloaks cupboard with shelving and light. Radiator. Hatch to loft. Inset ceiling spotlights. Frosted uPVC double glazed window to side.

### **Bedroom 1 17'2" x 13'6" max (5.23m x 4.11m max)**

Air conditioning unit. Feature panelled wall. Two radiators. Wall lights. Inset ceiling spotlights. Two uPVC double glazed windows to front. Door to:

### **En Suite Bathroom 8'10" x 5'11" (2.69m x 1.80m)**

Panelled bath with mixer tap. Wall mounted shower unit. Glazed shower screen. Low level WC. Wash basin with vanity unit below. Mirror fronted wall cupboard with lighting. Heated towel rail. Tiled walls. Inset ceiling spotlights. Tiled floor.

### **Bedroom 2 12'3" excluding door recess x 11'10" (3.73m excluding door recess x 3.61m)**

(Measurements include depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Radiator. Inset ceiling spotlights. uPVC double glazed window to rear.

### **Bedroom 3 12'6" x 8'7" (3.81m x 2.62m)**

Wash basin with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Cupboard. Radiator. Inset ceiling spotlights. Wood effect laminate flooring. uPVC double glazed window to rear.

### **Bedroom 4 10'3" x 10'0" max (3.12m x 3.05m max)**

(Measurements include depth of built-in wardrobe cupboards). (Currently arranged as a dressing room). Built-in wardrobe cupboards to two sides. Radiator. uPVC double glazed window to front.

### **Bathroom**

Jacuzzi bath. Wall mounted shower unit with hand held attachment and rainwater shower head. Glazed shower screen. Wash basin with mixer tap and draw unit below. Recessed mirror fronted cupboard. Heated towel rail. Tiled walls. Tiled floor.

### **Cloakroom**

Low level WC. Wash basin with vanity cupboard below. Radiator. Part tiling to walls. Inset ceiling spotlights. Tiled floor. Frosted uPVC double glazed window to side.

### **Outside**

To the front of the property, the driveway gives access to:

### **Double Garage 19'8" x 16'4" approx (6 x 5 approx)**

Electric door. Storage. Wall mounted gas boiler. Light and power connected.

### **Rear Garden**

The south facing rear garden has been skillfully landscaped by the present owner. There is a paved lower terrace with steps to the upper level, which is enclosed by glass panels, and an artificial lawn, flower beds, and decked patio with pergola. There is

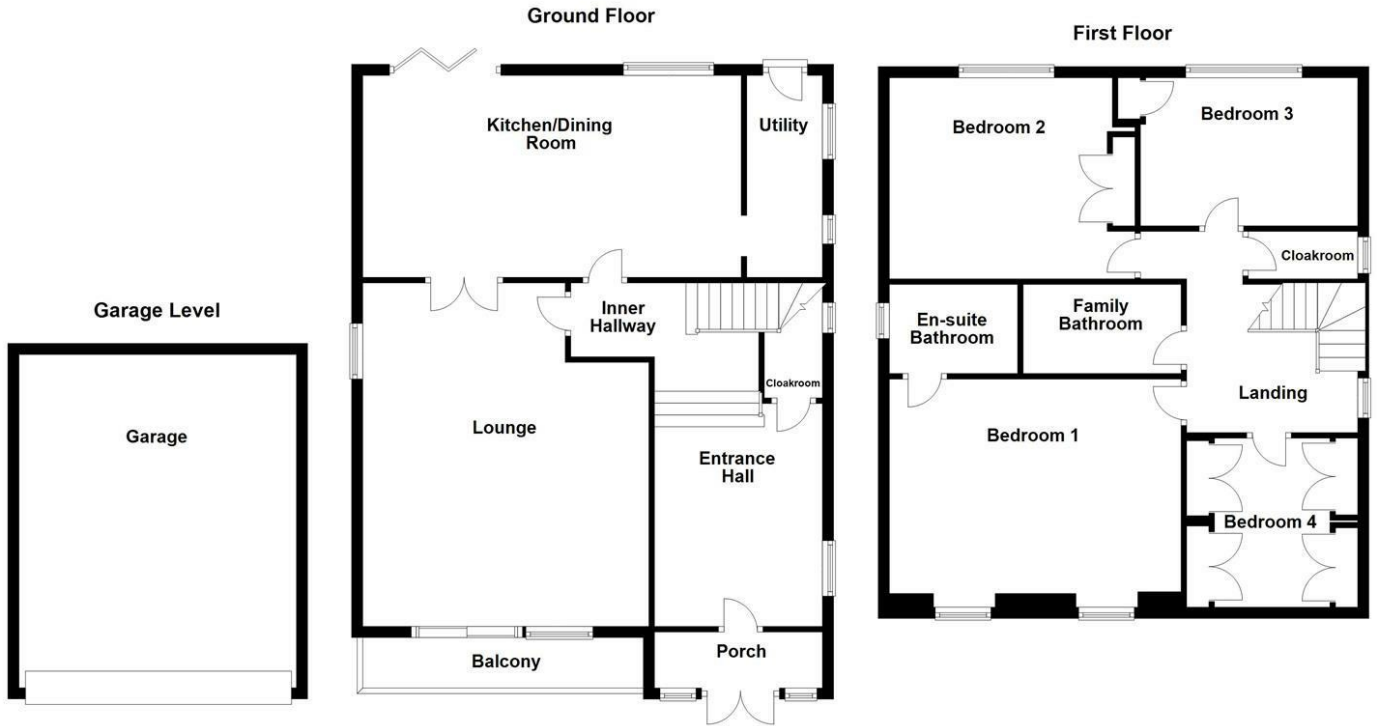
also a timber shed and the garden is enclosed by fencing with gate for side access.

**Other Information**

Council Tax Band F

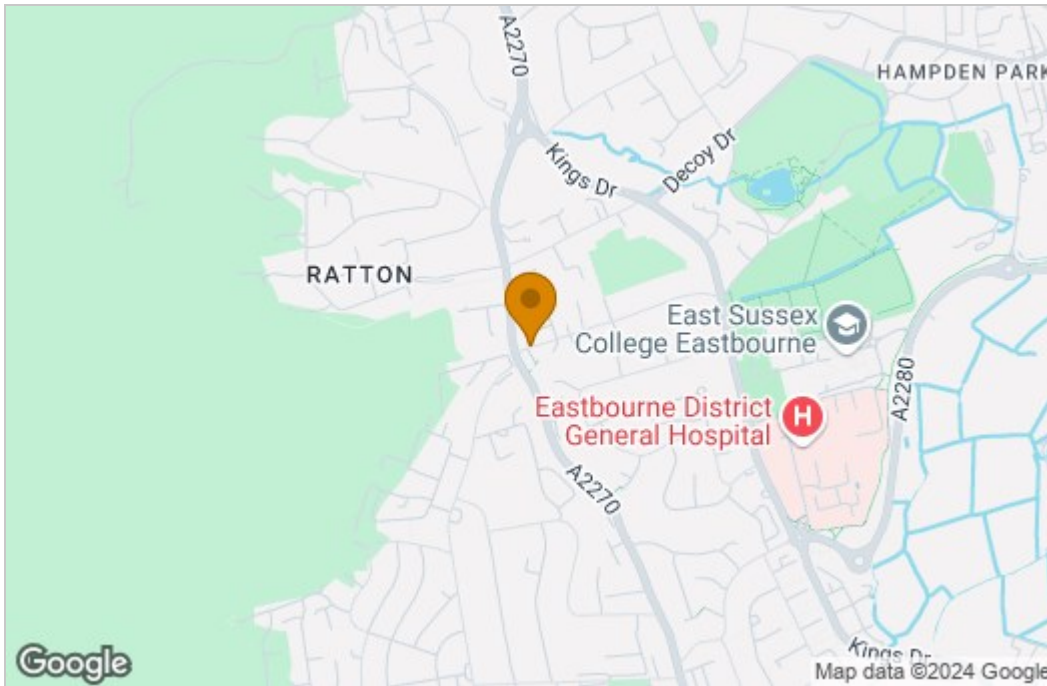
Total floor area 168 square metres

# 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(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	

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