



BROOK GAMBLE



40 Dallington Road, Eastbourne, BN22 9EG

£339,950

Welcome to this CHARMING FOUR BEDROOM HOUSE located on Dallington Road in the picturesque town of Eastbourne.

This property boasts TWO RECEPTION ROOMS, perfect for entertaining guests or simply relaxing with your family. The house features TWO WELL APPOINTED BATHROOMS, ensuring convenience for all residents. As you step inside, you'll be impressed by the SKILFULL EXTENSION that has been added to create a LARGE ACCOMMODATION, providing ample space for all your needs. The MASTER BEDROOM COMES WITH ITS OWN EN SUITE, offering a touch of luxury and privacy. Parking will never be an issue with SPACE FOR ONE VEHICLE, and for those in need of extra storage or a place to keep their car safe, there is also GARAGE included with the property. Whether you're looking for a family home with room to grow or simply desire a SPACIOUS PROPERTY to call your own, this 4-bedroom house on Dallington Road is sure to tick all the boxes. Don't miss out on the opportunity to make this house your home in beautiful Eastbourne. Sole Agents.

Double glazed front door to:

Entrance Porch

Door leading into:

Lounge 20'7 x 16'5 (6.27m x 5.00m)

Part oak flooring and part carpeted, radiator, further radiator, two double glazed windows to front aspect, wall mounted feature fire, stairs rising to 1st floor landing, wall mounted thermostat, door leading to ground floor cloakroom and under stair storage, square arch leading through to kitchen/dining room.

Ground Floor Cloakroom

Low level WC, and wash hand basin inset into vanity unit, wooden flooring, tiled splashback.

Dining Room 18'7 x 8'8 (5.66m x 2.64m)

With radiator, oak flooring, coving to ceiling, double glazed window to rear aspect, double glazed French doors leading onto garden, archway through to kitchen.

Kitchen 9'8 x 8'8 (2.95m x 2.64m)

Fitted with a range of wall and base units. Single bowl sink unit and mixer tap, inset four ring electric hob with extractor hood above, double oven, fitted dishwasher, space and plumbing for washing machine, space for upright fridge freezer, tiled splashback, tiled flooring, wall mounted Worcester gas central heating boiler, coving to ceiling, double glazed window to rear aspect overlooking rear garden.

First Floor Landing

With hatch to loft space. Storage cupboard with shelving, further storage cupboard.

Master Bedroom with En Suite 15'6 x 10'6 (4.72m x 3.20m)

Radiator, built in wardrobe units, two double glazed windows to front aspect.

En Suite Shower Room 10'6 x 5'5 (3.20m x 1.65m)

Walk-in shower cubicle with wall mounted shower, rainfall showerhead and riser rail with shower attachment, tiled splashback, low level WC, wash hand basin inset into vanity unit, recessed spotlights, extractor fan unit, heated towel ladder, tiled flooring, double glazed window to front aspect.

Bedroom Two 18'1 x 9'2 (5.51m x 2.79m)

Radiator, contemporary radiator, two doubled glaze windows to rear aspect.

Bedroom Three 10'9 x 9'2 (3.28m x 2.79m)

Radiator, double glazed window to rear aspect, coving to ceiling.

Bedroom Four 10'6 x 9'2 (3.20m x 2.79m)

Coving to ceiling, contemporary radiator, double glazed window to front aspect.

Family Bathroom 14'2 x 6'5 (4.32m x 1.96m)

White suite: bath with mixer tap and tiled splashback, low level WC, wash hand basin inset into vanity unit and fitted cupboard units, recessed spotlighting, tiled splashback, extractor fan unit, heated towel ladder, walk in shower cubicle with wall mounted shower and riser rail and shower attachment and rainfall showerhead, tiled flooring, double glazed window to side aspect.

Front Garden

Providing off-road parking for vehicle, garage with up and over door and small area of lawn with gate to rear of property.

Rear Garden

Laid mainly to patio with fenced borders, a raised vegetable bed, plant borders, area of lawn with pathway to side of house where there is a side gate and storage shed.

Garage

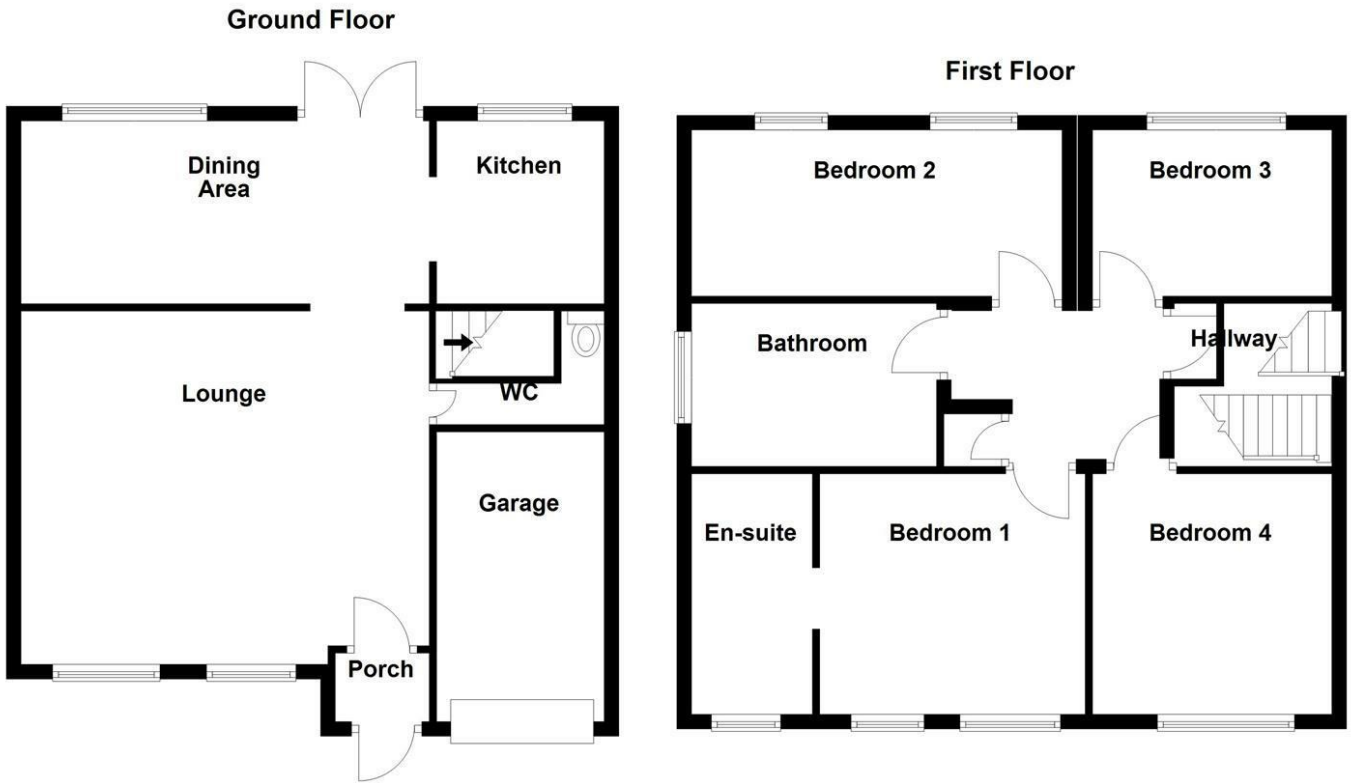
With up and over door.

Other Information

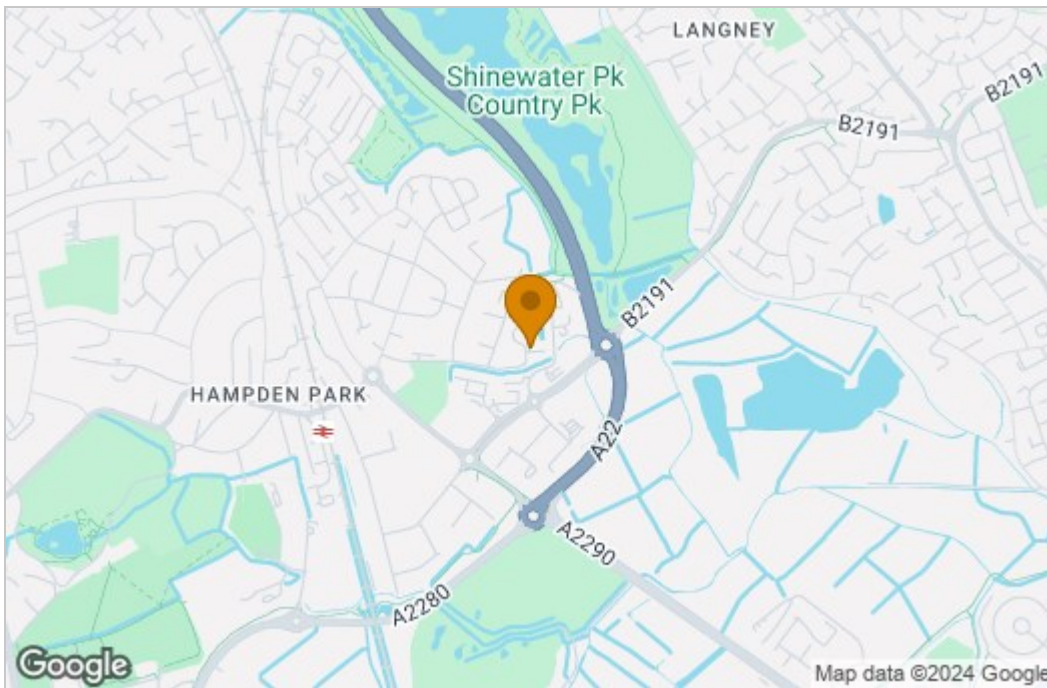
Council Tax Band C - Eastbourne Borough Council.

Total floor area 132 square metres

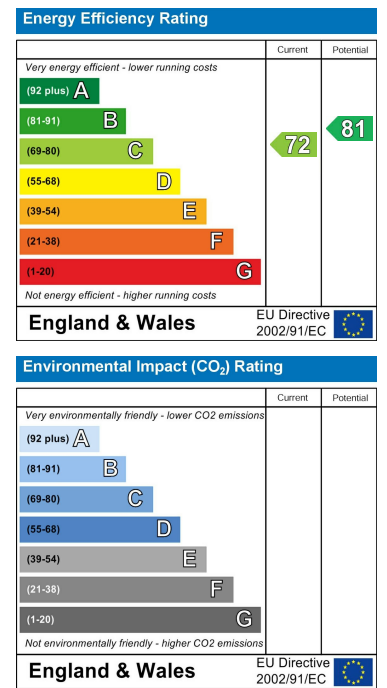
Floor Plan



Area Map



Energy Efficiency Graph



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