



BROOK GAMBLE



10 Jay Close, Eastbourne, BN23 7RW

£293,950

Brook Gamble offer to the market this well presented 2 bedroom semi-detached bungalow located on the popular Birds Estate in Langney. The bungalow benefits from a good sized conservatory, 2 double bedrooms, a modern kitchen and shower room as well as gas central heating and uPVC double glazing.

There is a good sized rear garden and a garage. Situated in a cul-de-sac, the bungalow is close to Langney Shopping Centre and nearby bus services. Viewing is considered essential to fully appreciate the property. Sole Agents.

Entrance Porch 5'10 x 3' (1.78m x 0.91m)

UPVC double windows to front, leaded light patterned glazed inner door opening to Entrance Hall.

Entrance Hall

Radiator, cloaks cupboard with clothes rail and shelving. Wall mounted thermostat, hatch to loft space, linen cupboard with insulated cylinder and slatted shelving above.

Lounge 16'2 x 12'6 max (4.93m x 3.81m max)

Radiator, wall mounted air conditioning/heater unit and UPVC sliding patio door to Conservatory.

Conservatory 19' x 8'6 (5.79m x 2.59m)

Radiator, UPVC double glazed windows to side and rear and UPVC double sliding patio doors to Rear Garden.

Kitchen 10'3 x 8'7 (3.12m x 2.62m)

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over. Space for electric oven, space for fridge, space for freezer, space and plumbing for washing machine, wall units, wall mounted gas boiler, tiled walls, UPVC double window to front. Double glazed door to covered side passageway

Bedroom 1 12'3 x 11'9 (3.73m x 3.58m)

Radiator, range of wardrobe cupboards, UPVC double glazed window to front.

Bedroom 2 12'6 max x 10'5 (3.81m max x 3.18m)

Radiator, double glazed sliding patio door to Conservatory. Wall mounted air-conditioning/heater unit.

Shower Room

Wall mounted shower unit, tiled walls, glazed screen, low flush WC, wash basin set into vanity unit with cupboard below. Radiator, light and shaver point, extractor fan, UPVC double glazed window to side.

Outside

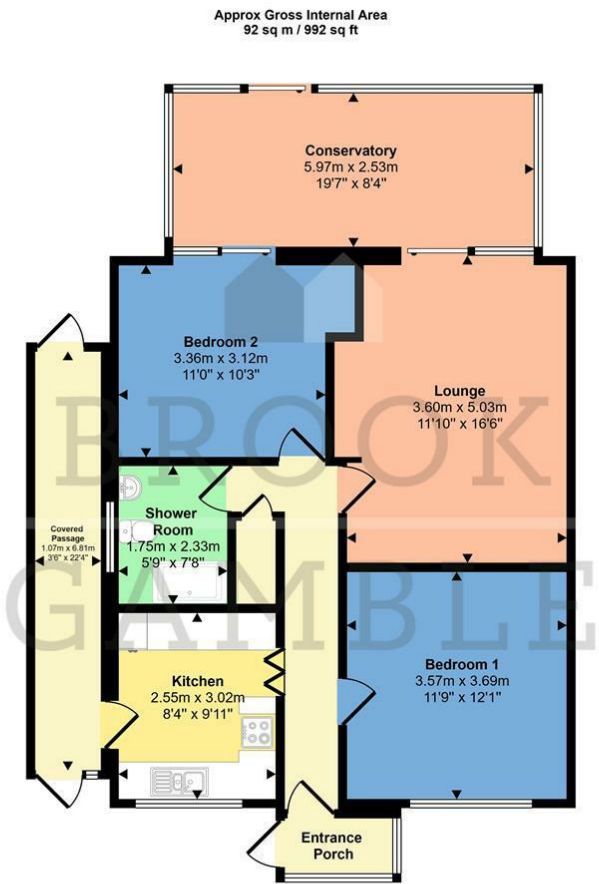
The rear garden is arranged as artificial lawn with flowerbeds, timber shed with power, and is enclosed by brick wall and fencing.

There is a garage with up and over door situated in nearby block.

Other Information

There are solar panels on the roof on a 25 year lease from 2011. There is also a thermal panel, which the vendor advises provides hot water, leading to little or no gas usage in the summer months.

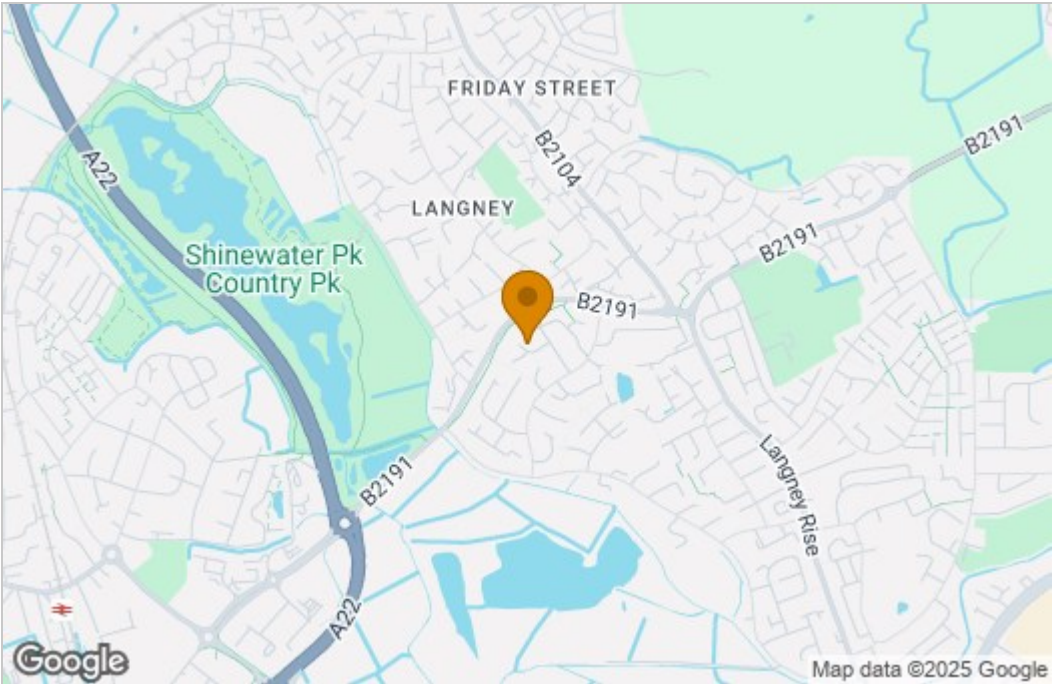
Floor Plan



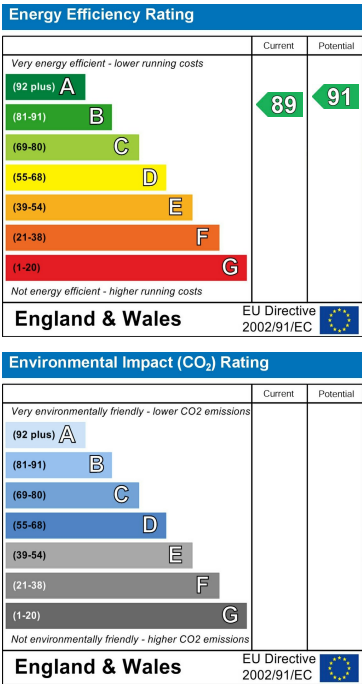
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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