



BROOK GAMBLE



5 Byron Walk, Eastbourne, BN23 7PU

£309,950

Brook Gamble are delighted to offer this extremely well presented two-bedroom semi-detached bungalow in the charming and popular Poets estate of Eastbourne. The property boasts a spacious layout, you will find a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms are tastefully decorated, and the bungalow also features a well-appointed shower room, catering to all your essential needs. One of the standout features of this property is the beautifully landscaped rear garden, which presents an excellent opportunity for outdoor enjoyment. Whether you wish to cultivate your green thumb or simply unwind in a serene setting, this garden is sure to impress. Being chain-free, this bungalow presents a hassle-free opportunity for prospective buyers, allowing for a smooth transition into your new home. With its spacious interiors and delightful outdoor space, this property is a rare find in a favoured location. Sole Agents.

Accommodation Comprising

Double glazed main front door

Band C

Entrance Porch

Door leading into hallway

Hallway

Cloaks cupboard with shelving, linen cupboard with radiator and shelving above for linen, hatch to loft with pull down ladder. (boiler is located in the loft)

Kitchen 11'8 x 11'7 (3.56m x 3.53m)

Fitted in a range of wall and floor base and cupboard units, a one and a half bowl sink unit and mixer tap, complementary worksurface, space and plumbing for washing machine, space for Slimline dishwasher, space for upright fridge freezer, space for gas cooker with extractor hood above, coving to ceiling, larder cupboard,
Double glazed window to rear, double glazed door leading into conservatory.

Lounge/dining room 16'6 x 12'3 (5.03m x 3.73m)

Radiator, coving to ceiling, double glazed window to front aspect, door leading through to kitchen.

Conservatory 9'9 x 7'7 (2.97m x 2.31m)

Double glazed windows to rear aspect, double glazed door leading onto rear garden.

Bedroom one 13'5 x 11'6 (4.09m x 3.51m)

With a range of built-in wardrobes and cupboard units and matching dressing tables, radiator, coving to ceiling, double glazed window to rear overlooking delightful rear garden.

Bedroom two 11'7 x 11'1 (3.53m x 3.38m)

With a range of built-in wardrobes, radiator. Coving to ceiling, double glazed window to front aspect.

Shower room 6 x 5'10 (1.83m x 1.78m)

Comprising a walk-in shower cubicle with wall mounted electric shower with shower attachment and riser rail, bidet, wash hand basin, heated towel ladder, coving to ceiling, tiled walls, wall light point, double glazed window to side aspect.

Separate cloakroom

Low level WC, half tiled walls, coving to ceiling, wash handbasin vanity unit, double glazed window to side.

Rear Garden

Extremely well-presented landscaped garden, comprising paved patio, Lawned area, mature shrubs and plant borders, gate to side, gate to off-road parking/garage.

Garage

with up and over door personal door

Front garden

Laid mainly to lawn with pathway to side of house

Council Tax

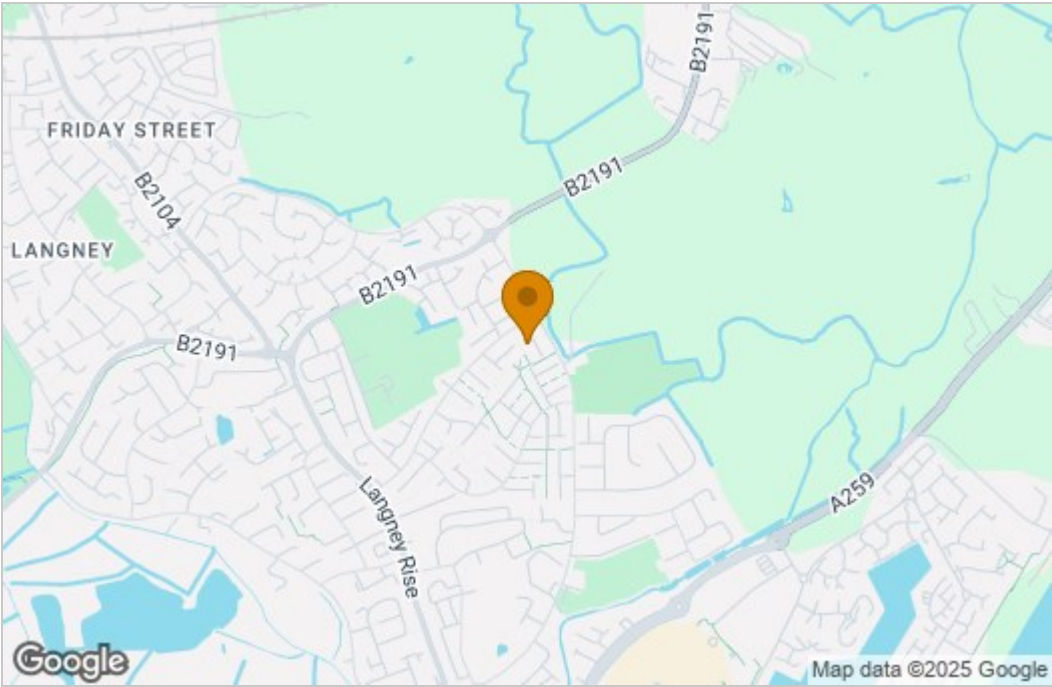
Floor Plan



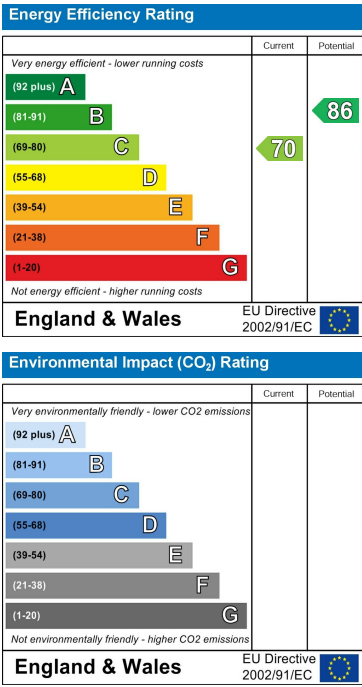
Floorplan

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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