



# BROOK GAMBLE



**33 Bracken Road, Eastbourne, BN20 8SJ**

**£359,950**

Nestled at the foot of the South Downs on Bracken Road in the charming coastal town of Eastbourne, this extended three-bedroom end of terrace house offers a delightful blend of modern living and stunning natural beauty. As you step inside, you are welcomed by a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts three well-proportioned bedrooms, each offering spectacular views across Eastbourne towards the Seafront, and with the South Downs at the rear. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a perfect space for culinary enthusiasts. Additionally, the house features two stylish bathrooms, ensuring convenience for families or guests. Outside, the property benefits from a beautifully landscaped level garden and patio, and a garage, and an off-road parking space, providing practical solutions for your parking needs. The combination of modern amenities and picturesque surroundings makes this home an ideal choice for those seeking comfort and convenience in Eastbourne.

**Accommodation comprising 6'2 x 4'10 (1.88m x 1.47m)**

Double glazed main front door, entrance porch, double glazed door leading into lounge,

**Lounge 16'10 x 11'6 (5.13m x 3.51m)**

Laminate wood flooring, coving to ceiling, radiator, tiled hearth beneath chimney breast, double glazed window to front aspect.

**Study 10 x 4'10 (3.05m x 1.47m)**

Radiator, tiled flooring, door leading into utility room. Double glazed window front aspect.

**Open plan Kitchen/ Breakfast room 16'11 x 8'7 (5.16m x 2.62m)**

Fitted in range of wall and floor mounted cupboards and base units with a one and a half bowl sink unit and mixer tap, with tiled splashback, inset Zanussi four ring induction hob with extra extractor hood above, electric oven, fitted microwave, space and plumbing for dishwasher, complementary work surface, all fitted with soft close units, Tiled flooring, recessed LED spotlighting, large storage cupboard, double glazed sliding patio door leading onto delightful rear garden, large double glazed window to rear aspect overlooking rear garden, door through to utility room.

**Utility room 14'5 x 4'9 (4.39m x 1.45m)**

With a single bowl sink unit and mixer tap, a complementary work surface, range of base units, space for upright fridge freezer, space and plumbing for washing machine, space for tumble dryer, recessed spotlighting, wall mounted "Worcester" gas central heating boiler, radiator, tiled flooring, double glazed window to rear aspect enjoying views across the garden.

**Landscaped rear garden**

And absolutely delightful, level landscaped rear garden, comprising large patio area that is ideal for alfresco dining, large level lawned area with raised flower borders with mature plants shrubs and trees to a westerly aspect with views towards the south Downs national park. A real feature of the property.

**First floor landing**

Coving to ceiling.

**Modern Family bathroom 6'6 x 5'7 (1.98m x 1.70m)**

Fitted in a white suite, with bath with mixer tap and shower attachment, wall mounted shower with shower attachment and riser rail, fully tiled walls, low-level WC, wash hand basin vanity unit, extractor fan, heated towel ladder, recessed spotlighting, double glazed opaque window to rear aspect.

**Bedroom one 9'11 x 9'8 (3.02m x 2.95m)**

With a double built-in wardrobe with hanging rail and

shelving above,

Radiator, double glazed window to front aspect, with outstanding far reaching views across Eastbourne towards the seafront

**Bedroom two with ensuite shower room.**

Radiator, two double glazed windows to front aspect with outstanding far reaching views across Eastbourne towards the seafront

**Ensuite shower room 6'8 x 4'10 (2.03m x 1.47m)**

Shower cubicle with wall mounted "Myra sport" shower, with shower attachment and riser rail, tiled splashback, wash hand basin vanity unit, low-level WC, tiled flooring, heated towel ladder, double glazed opaque window to rear aspect, extractor fan unit.

**Bedroom three 10 x 9'5 (3.05m x 2.87m)**

Radiator, double glazed window to rear aspect overlooking the rear garden with fantastic views towards the south Downs national park to a Westerly aspect.

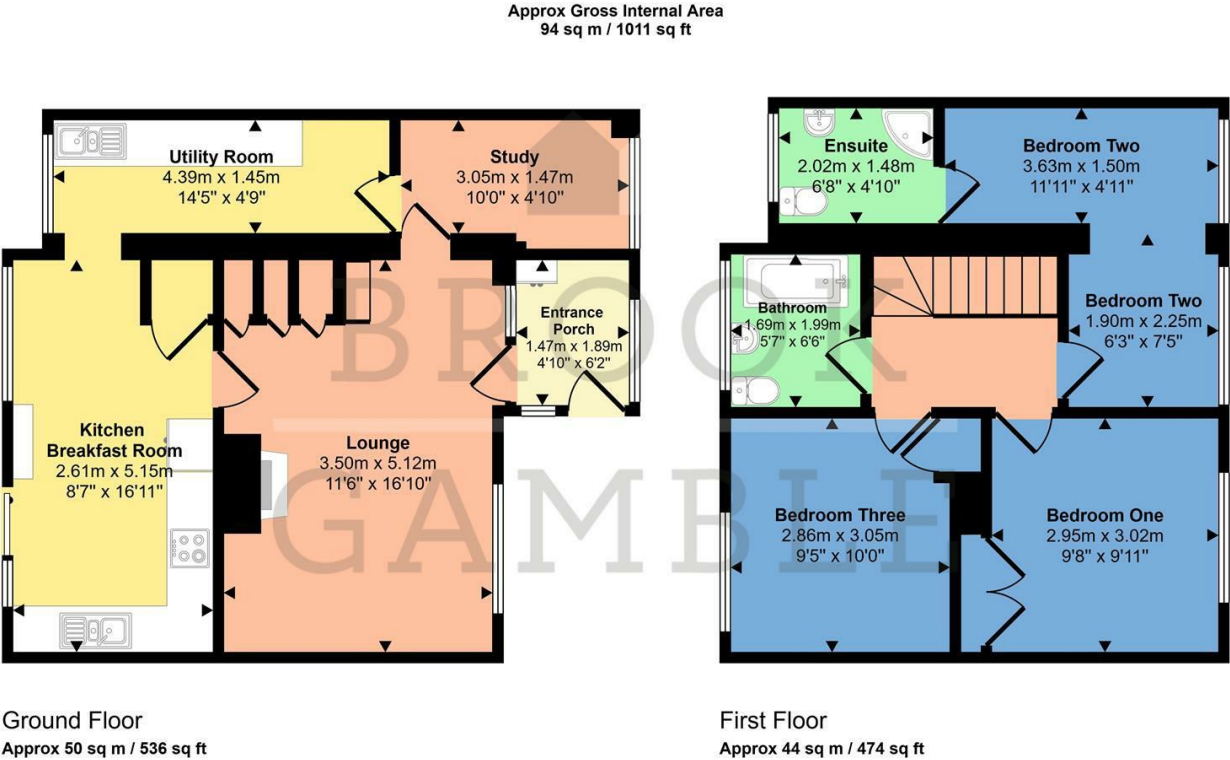
**Garage and off road parking.**

Garage en block with up and over door, and an allocated parking space at the front of the property.

**Council Tax band**

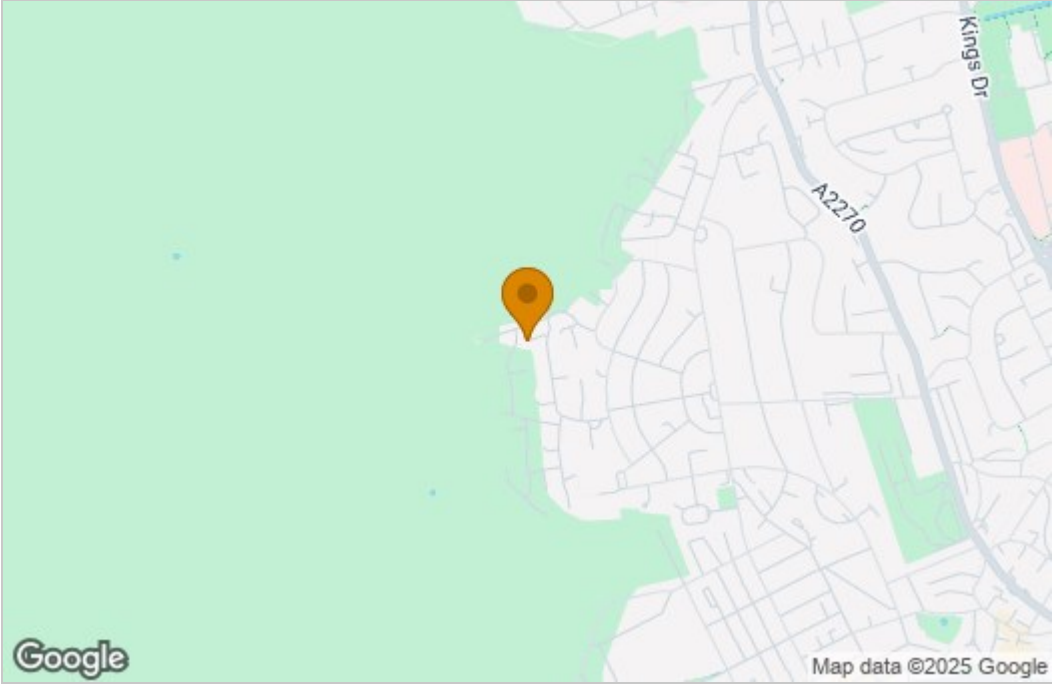
Band C

Floor Plan

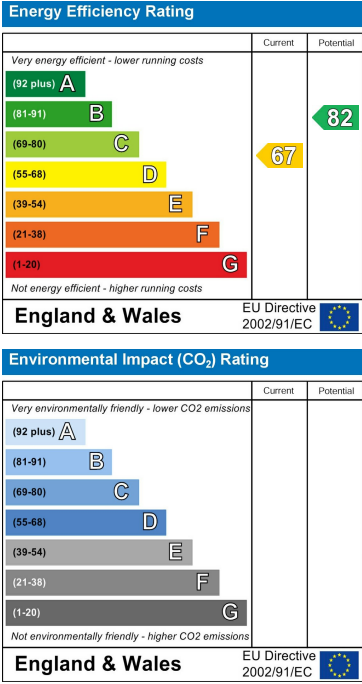


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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