



BROOK GAMBLE



13 Willingdon Park Drive, Eastbourne, BN22 0BS

£475,000

Brook Gamble are delighted to offer to the market this 3 bedroom detached house located in the sought after West Hampden Park area of Eastbourne. The house requires modernisation whilst offering significant potential for extension (subject to usual permissions and consents) and improvement. The house boasts a 24' open plan Lounge/Dining Room, as well a sun room. Views towards The South Downs are enjoyed from the rear bedrooms, whilst the large rear garden is complimented by the 34'10 Garage. Being sold chain free, viewing is considered essential to fully appreciate the merits of this home. Sole Agents.

Entrance Hall

Wooden leaded light glazed door opening into Entrance Hall; with wall mounted thermostat, radiator, under stairs cupboard.

Cloakroom

Low flush WC, wash basin, frosted window to front.

Lounge / Dining Room 24'9 max x 13'4 (7.54m max x 4.06m)

Open plan lounge dining room with Lounge area measuring 13' 4 x 14'4 and the Dining Area measuring 10' 6 x 10'5 with the maximum width being 24' 9. Two radiators, marble effect fireplace and surround, with fitted gas fire, wall lights, serving hatch from Kitchen, UPVC double glazed window to rear, sliding patio doors to Sun Room.

Sun Room 8'9 x 8' (2.67m x 2.44m)

Radiator, double glazed window to side, sliding patio door to Rear Garden.

Kitchen 10'9 x 9'6 (3.28m x 2.90m)

Double drainer sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over. Space for gas oven, space and plumbing for washing machine, space for dishwasher, space for fridge freezer, cupboard housing wall mounted gas boiler, Extractor fan, UPVC double glazed window to front, UPVC double glazed door to side.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing. leaded light double glazed window to front, hatch to loft space.

Bedroom 1 12'11 x 10'11 (3.94m x 3.33m)

Measurements exclude the depth of the built-in wardrobe cupboard with double doors but include the depth of the mirror fronted sliding wardrobe cupboard. Radiator, double window to rear, view towards the South Downs

Bedroom 2 11'8 x 9'5 (3.56m x 2.87m)

Measurements exclude the depth of the built-in wardrobe cupboards, radiator. UPVC double glazed window to rear with view towards the South Downs.

Bedroom 3 10'3 x 7'5 (3.12m x 2.26m)

Built-in mirror fronted wardrobe cupboard, radiator, further cupboard, UPVC double glazed window to side.

Bathroom

Bath with mixer taps and wall mounted shower unit. Glazed shower screen, wash basin inset into vanity unit, with vanity cupboard above, light and shaver point, radiator, tiled walls, frosted frosted double glazed window to front, linen cupboard with insulated cylinder and slatted shelving.

Separate WC

Low flush suite, wash basin with tiled splashback, radiator, frosted leaded light window to front.

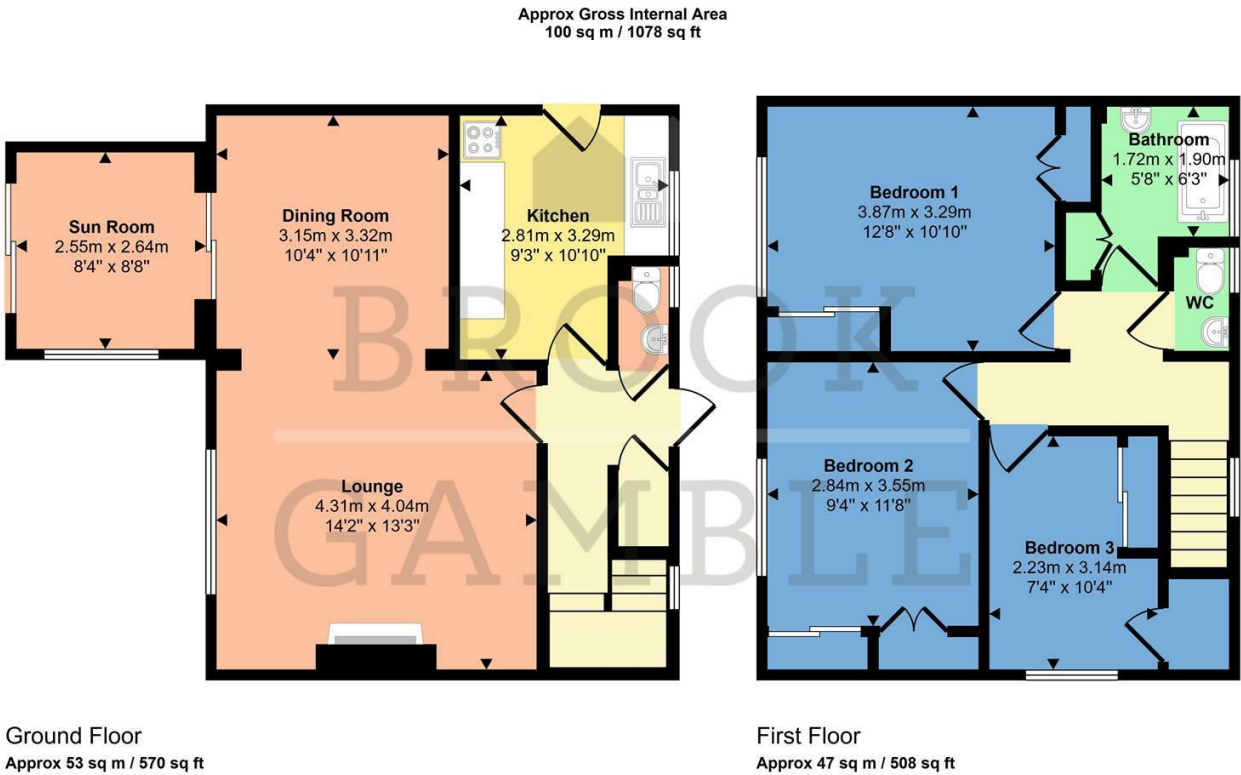
Garage 34'10 x 9'11max reducing to 8'7 (10.62m x 3.02mmax reducing to 2.62m)

Double doors opening into 34'10 Garage, with has light and power, window to rear and personal door to Rear Garden.

Outside

The rear garden needs has a law, patio mature trees and shrubs, greenhouse, timber shed, and is approximately 80 foot in length. The garden is enclosed by hedge boards and timber fencing.

Floor Plan

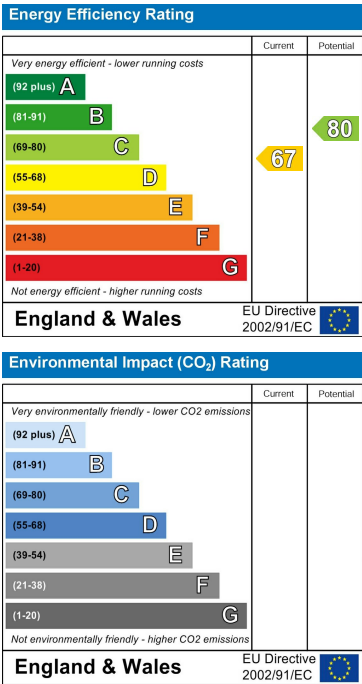


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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