



# BROOK GAMBLE



**5 Cormorant Close, Eastbourne, BN23 7SG**

**£289,000**

Brook Gamble are delighted to offer to the market this well presented 2 bedroom, semi-detached bungalow on the popular Birds Estate in Langney. The bungalow enjoys a modern kitchen, good sized lounge, 2 double bedrooms, a wet room and conservatory. A particular feature is the good sized driveway adjacent the bungalow leading to the garage. The bungalow is well located close to Langney Shopping Centre and nearby bus stops with services running to Eastbourne and surrounds. Being sold chain free, viewing is considered essential to fully appreciate this property.

**Entrance Porch**

UPVC double glazed front door opening into Entrance Porch; with wood effect flooring, UPVC double glazed windows to front and side.

**Entrance Hall**

Frosted double glazed inner door to Entrance Hall; with radiator, door to Inner Hallway, open plan to Kitchen.

**Lounge 14'11 x 11'8 (4.55m x 3.56m)**

Feature fireplace with tiled hearth and wooden surround, radiator, inset ceiling spotlights, UPVC double glazed window to front.

**Kitchen 10'2 x 8'5 (3.10m x 2.57m)**

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob, eye-level double oven, space for fridge, space for freezer, space and plumbing for washing machine, wall units, part tiling to walls, UPVC double glazed window to front, UPVC double glazed window to side.

**Inner Hallway**

Door leading from Entrance Hall to Inner Hallway; with radiator, hatch to loft space, inset ceiling spotlight, thermostat, storage cupboard with shelving, linen cupboard housing insulated cylinder with slatted shelving above.

**Bedroom 1 13'5 x 12'4 into recess (4.09m x 3.76m into recess)**

Radiator, inset ceiling spotlights, UPVC double glazed window to Rear Garden

**Bedroom 2 12'7 x 10'3 (3.84m x 3.12m)**

Radiator, inset ceiling spotlights, single glazed window and door opening into Conservatory.

**Conservatory 10' x 8'3 (3.05m x 2.51m)**

UPVC double glazed windows to 3 sides and UPVC double glazed door opening onto Rear Garden.

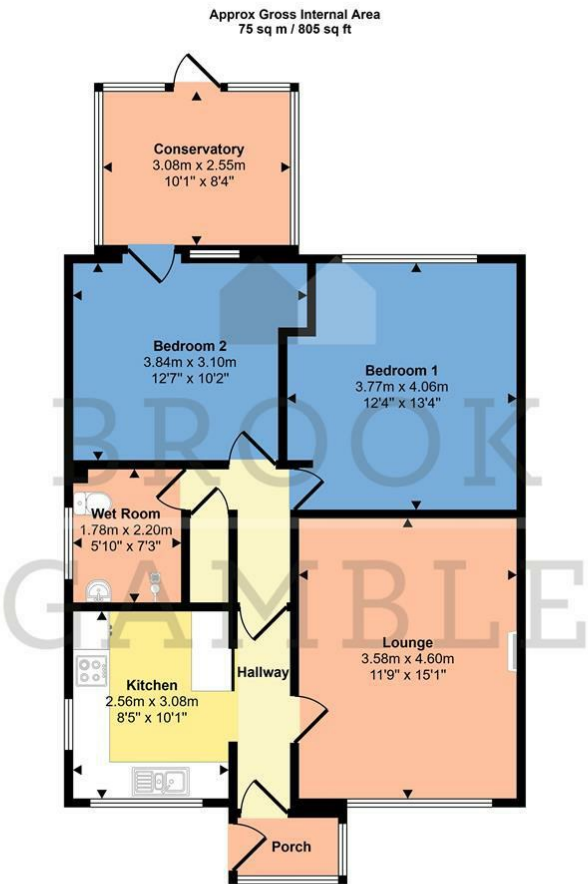
**Outside**

There is a lawned garden to the front of the property, whilst a good sized driveway runs adjacent the bungalow leading to double gates that in turn lead to the Garage.

The rear garden is laid mainly to lawn with flower beds and borders, patio and a pergola.



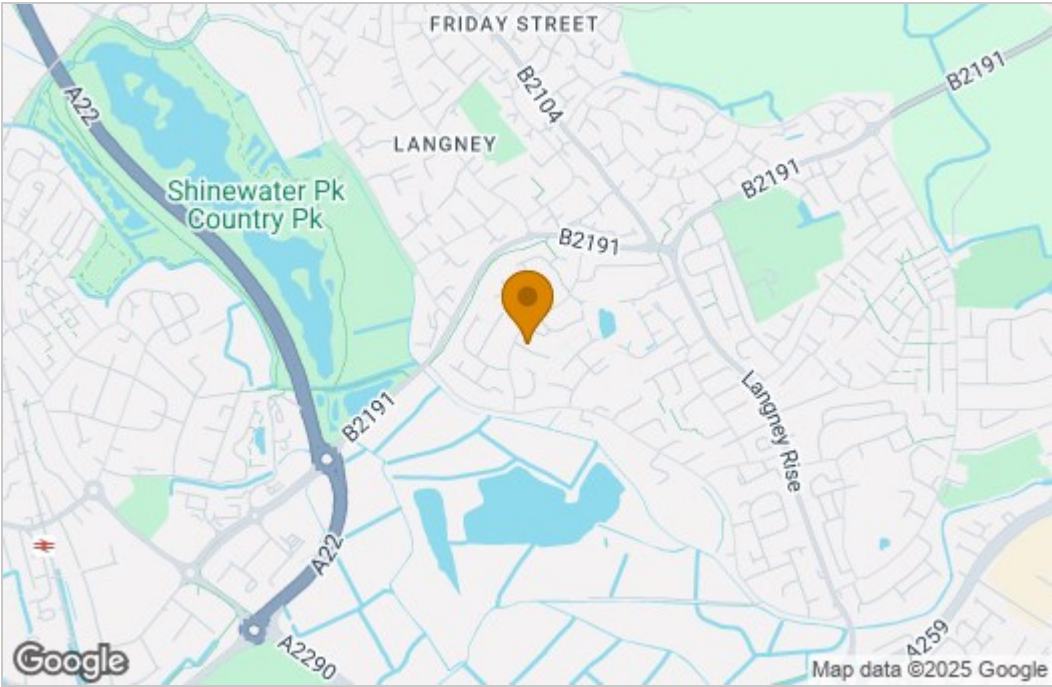
Floor Plan



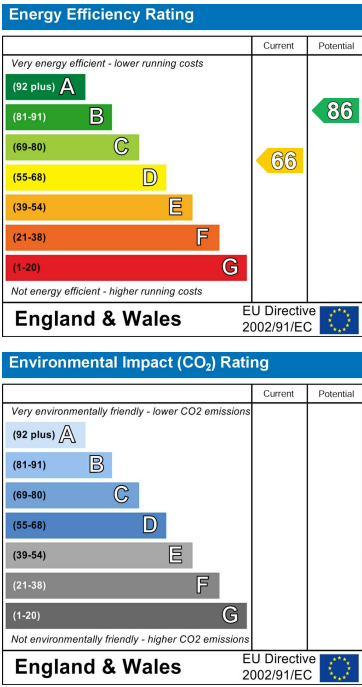
Floorplan

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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