



BROOK GAMBLE



73 Moy Avenue, Eastbourne, BN22 8UQ

Offers In Excess Of £399,950

Brook Gamble are delighted to offer to the market this newly refurbished and redecorated 3 bedroom 2 reception room semi detached house in the much sought after Roselands area of Eastbourne.

Presented to a high standard throughout, the house benefits from a newly fitted Kitchen with integrated appliances, a new cloakroom and a modern boiler. The house boasts a wonderful large rear garden and a driveway for off street parking. Being located within easy reach of Eastbourne's Town Centre and Seafront as well as popular local schools for all age groups, the property is being offered chain free.

Viewing is considered essential by the vendors sole agents.

Entrance Porch 7'10 x 2'7 (2.39m x 0.79m)

Covered Entrance Porch, with courtesy light, leading to frosted glazed wooden front door opening into Entrance Porch; with frosted patterned leaded light side screens, cupboard housing wall mounted gas boiler, glazed inner door with glazed side screens opening into Entrance Hall.

Entrance Hall

Radiator, understairs storage cupboard.

Lounge 16'1 into bay x 11'10 (4.90m into bay x 3.61m)

Gas fire with tiled hearth and surround and feature wooden mantle over having shelving and built-in mirror. Picture rail, radiator, UPVC double glazed bay window to front.

Dining Room 12'8 x 10'7 (3.86m x 3.23m)

UPVC double glazed windows to rear with uPVC double glazed double doors with side screens opening onto Rear Garden.

Kitchen 12'5 x 9'1 (3.78m x 2.77m)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring Smeg induction hob with Smeg cooker hood above and Bosch electric oven below. Integrated AEG fridge-freezer, integrated Smeg dishwasher, integrated Hisense washer-dryer, part tiling to walls. Wall units, UPVC double glazed window to side, frosted UPVC double glazed door leading to side, with access to front and rear.

Cloakroom

Low flush suite, wash basin with vanity cupboard below, tiled splashback, laminate wood effect flooring, radiator, frosted UPVC double glazed window to side.

First Floor Landing

Turning staircase from Entrance Hall to First Floor Landing; with UPVC double glazed window to front, linen cupboard with slatted shelving, hatch to loft space, picture rail.

Bedroom 1 16'6 into bay x 10'8 (5.03m into bay x 3.25m)

Measurements exclude the depth of the twin built-in double wardrobe cupboards with clothes rail and shelving. Radiator, UPVC double glazed bay window to front.

Bedroom 2 12'7 x 9'5 (3.84m x 2.87m)

Measurements exclude the depth of the twin built in double wardrobe cupboards. Radiator, picture rail, UPVC double window to rear with far reaching views to the South Downs.

Bedroom 3 9' x 8'4 (2.74m x 2.54m)

Picture rail, UPVC double glazed window to rear with far reaching views towards the South Downs.

Shower Room

Fully tiled walls, glazed shower cubicle, wall mounted shower unit, hand held shower attachment, rainfall showerhead, inset ceiling spotlights, radiator, low flush WC, wash basin, mirror fronted vanity cupboard, two frosted UPVC double glazed windows to side.

Outside

There are gardens to the front and rear of the property. The front garden comprises a driveway for off street parking as well as having mature trees and shrubs and being enclosed by brick wall.

The rear garden measures approximately 80 foot in length, with lawn, hedge borders, timber fencing, a wooden greenhouse, access to underhouse cellar storage, and a gate for side access.

Floor Plan

Approx Gross Internal Area
103 sq m / 1107 sq ft

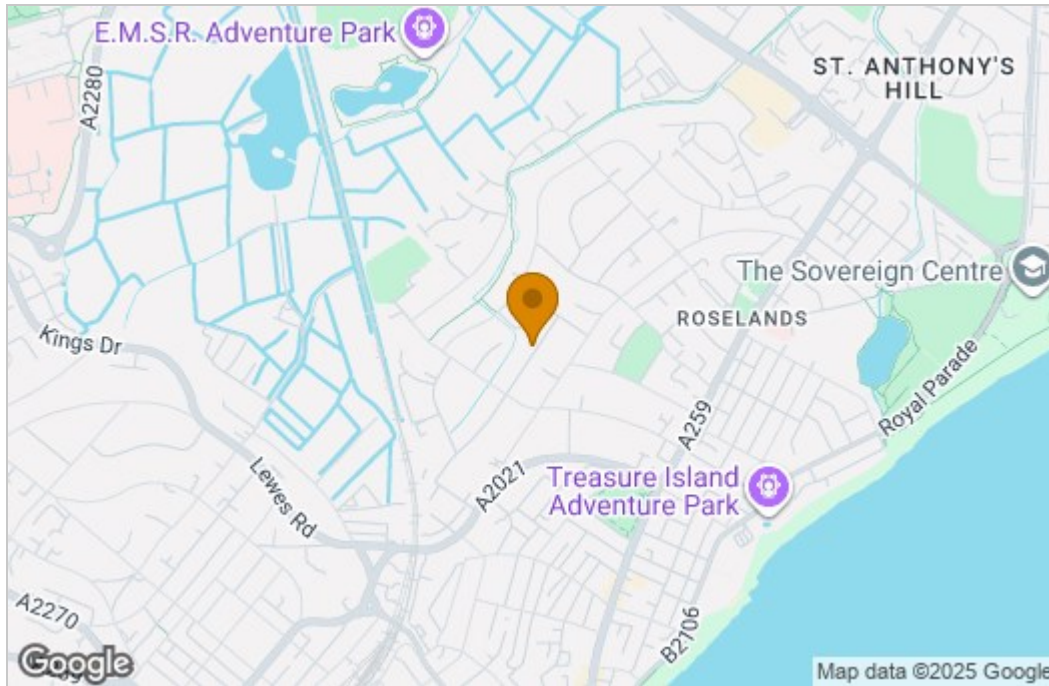


Ground Floor
Approx 53 sq m / 566 sq ft

First Floor
Approx 50 sq m / 541 sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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