



BROOK GAMBLE



7 North Avenue, Eastbourne, BN20 8RB

£435,000

Brook Gamble are delighted to offer to the market this wonderful significantly extended contemporary family home in the much sought after Old Town area of Eastbourne. Located close to The South Downs, the house has been the subject of much improvement and extension by the present owner and as such offers large, flexible ground floor accommodation. The open plan Kitchen/Dining Room has maximum measurements of 22'4 x 19'7, with bi-fold doors leading onto the large rear garden. The ground floor 4th bedroom can accommodate a variety of requirements, along with the ground floor Utility Room, Ground Floor Shower Room and cosy Lounge. The first floor comprises 3 bedrooms and a Bathroom, with further benefits including gas central heating and uPVC double glazing. The well stocked rear garden enjoys a Southerly aspect and boasts a large sun-patio as well as a lawn, playhouse and 20' timber shed /workshop. Being ideally located for popular local schools for all ages, viewing is considered essential. Sole Agents.

Entrance Hall

Composite front door with glazed side screen opening into Entrance Hall; with radiator, UPVC frosted double glazed windows to side, laminate wood effect flooring, understairs cupboard.

Lounge 13'7 x 10'9 (4.14m x 3.28m)

Radiator, wood burning stove. UPVC double glazed bay window to front.

Shower Room

Fully tiled shower cubicle with glazed shower screen, low flush WC, pedestal wash basin, part tiling to walls, heated towel rail, inset ceiling spotlights, frosted UPVC double glazed window.

Kitchen / Dining Room

Door from Entrance Hall to Open Plan Kitchen/ Dining Room with a maximum width of 22'4 reducing to 10'10 x a maximum depth of 19'7 reducing to 13'4.

Dining Area

Vertical radiator, inset ceiling spotlights, laminate wood effect flooring, two UPVC double glaze windows to side, double glazed bifold doors opening onto Rear Garden.

Kitchen

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over incorporating five ring gas hob with cooker hood above and glazed splashback. Eye-level electric double, oven further eye-level electric oven space for American -style fridge freezer. Integrated dishwasher, kitchen island with drawers and base units, working surfaces over and breakfast bar. Radiator, range of wall units, part tiling to walls, inset ceiling spotlights, laminate wood effect flooring, UPVC double glazed window to Rear Garden.

Bedroom 4 / Playroom 13'5 x 9'10 (4.09m x 3.00m)

Vertical radiator, inset ceiling spotlights, laminate wood effect flooring, UPVC double glazed window and door to Rear Garden. Door to Utility Room.

Utility Room 9'9 x 7'7 (2.97m x 2.31m)

Enamel sink unit with integrated drainer. Wooden worksurface, with appliance space below including space and plumbing for washing machine. Wall units, composite Entrance Door to front.

First Floor Landing

Stairs rising from Entrance Hall to First Floor Landing; with hatch to loft space and frosted UPVC double glazed window to side.

Bedroom 1 12'3 x 10'9 (3.73m x 3.28m)

Radiator, UPVC double glazed window to rear enjoying views towards the Downs.

Bedroom 2 11'10 x 10'9 (3.61m x 3.28m)

Radiator, UPVC double glazed window to front.

Bedroom 3 11'1 x 7'6 (3.38m x 2.29m)

Radiator and cupboard housing wall mounted gas boiler. UPVC double glazed window to rear.

Bathroom

Suite of bath with mixer taps and hand-held shower attachment. Pedestal wash basin, low flush WC, part tiling to walls. Heated towel rail, inset ceiling spotlights, frosted windows to front,

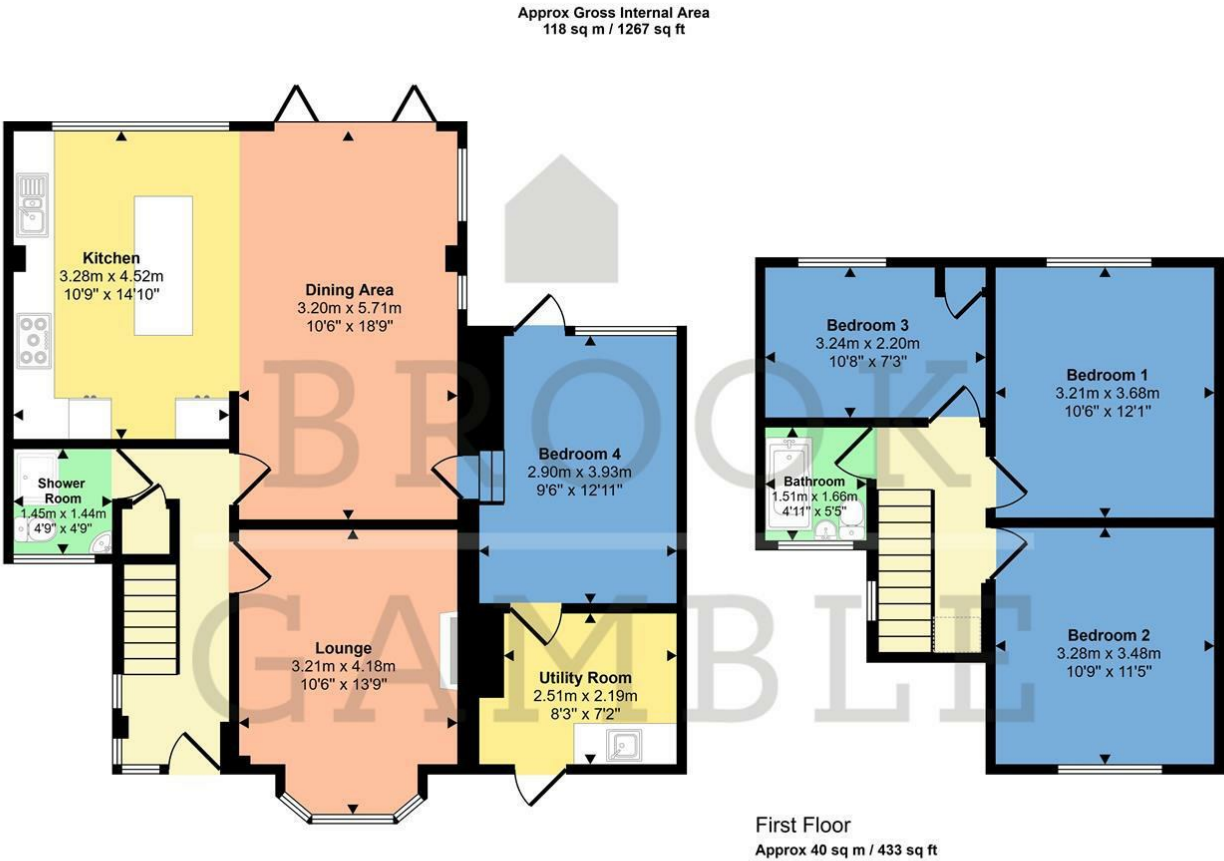
Outside

There are gardens to the front and rear of the property.

The front garden has been attractively landscaped with a resin path and driveway for off street parking.

The rear garden measures approximately 80 foot in length, with a large sun patio adjacent the house, lawn, flower beds, built in swings and playhouse. At the far end is a timber workshop measuring approximately 7'9 x 20'. The garden is enclosed by timber fencing.

Floor Plan



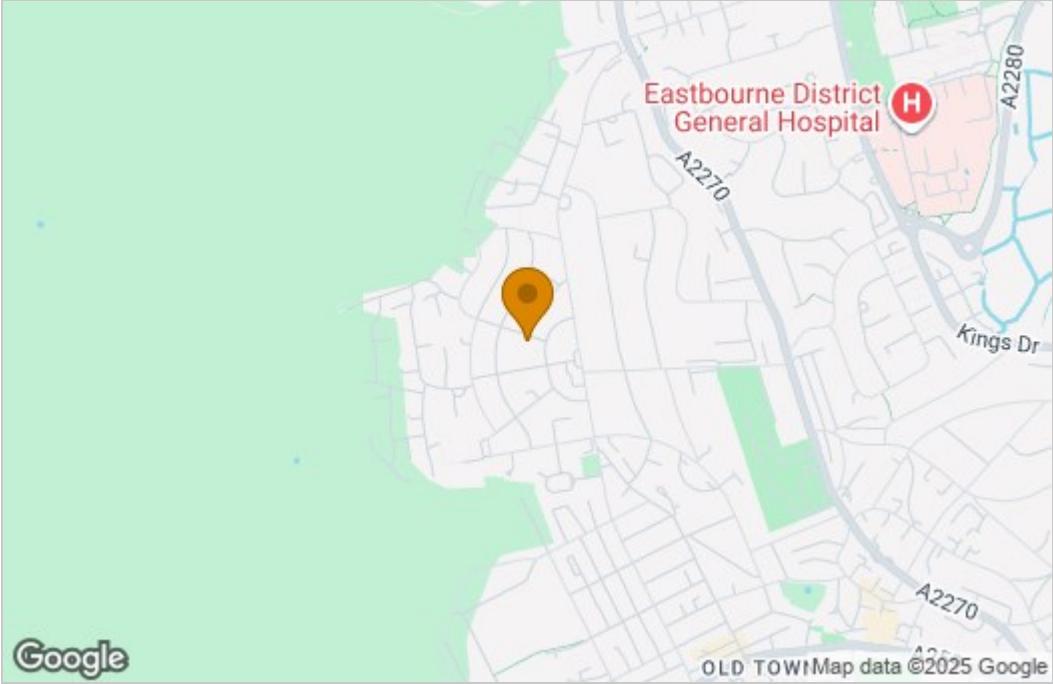
Ground Floor
Approx 77 sq m / 833 sq ft

First Floor
Approx 40 sq m / 433 sq ft

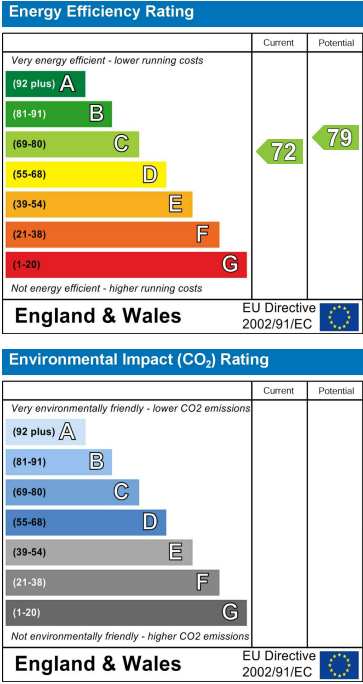
Denotes head height below 1.5m

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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