



BROOK GAMBLE



13 Watts Lane, Eastbourne, BN21 2LN

£259,950

Brook Gamble Estate Agents are delighted to offer to the market this extremely well presented refurbished and remodelled 2 bedroom cottage in popular Old Town. Having been the subject of complete modernisation and redecoration by the present owners, the house boasts a refitted Kitchen with integrated appliances including a fitted oven, hob, extractor fan, fridge and washer-dryer. There is a delightful newly installed Jack & Jill En-Suite Shower Room servicing both bedrooms. Benefitting from Gas Central Heating (3 year old boiler in the loft) and new windows in the Lounge, Master Bedroom and Shower Room, the house also enjoys attractive Courtyard Gardens to both the front and rear of the house. Mill Cottage is ideally located for access into town and is well located for Waitrose and Motcombe Village with it's shops and pubs. Being sold chain free, viewing is considered essential. Sole Agents.

Lounge 12'11 x 10' (3.94m x 3.05m)

Glazed front door opening into Lounge; with wood burning stove, wooden surround and brick hearth, radiator, wall light, UPVC double glazed window to front. Wooden floor, wooden double doors opening into Kitchen/Breakfast Room.

Kitchen 13'3 x 8'8 (4.04m x 2.64m)

Single drainer sink unit having mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with electric oven below and cooker hood above. Integrated washer-dryer, integrated fridge with freezer compartment, wall units, under cupboard lighting, part tiling to walls. Retractable breakfast bar, inset ceiling spotlights, radiator, under stairs storage cupboard, UPVC double glazed stable door to Rear Garden.

Landing

Stairs rising from Kitchen to First Floor Landing; with hatch to loft space (housing gas boiler), single glazed window to rear.

Bedroom 1 13' x 11' max (3.96m x 3.35m max)

Radiator, wall lights, UPVC double glazed window to front, door to En-suite Jack and Jill Shower Room.

Bedroom 2 7'10 excluding door recess x 6'5 (2.39m excluding door recess x 1.96m)

Feature fireplace with ornate surround. Radiator, window to rear. Door to En-Suite Jack and Jill Shower Room.

Shower Room

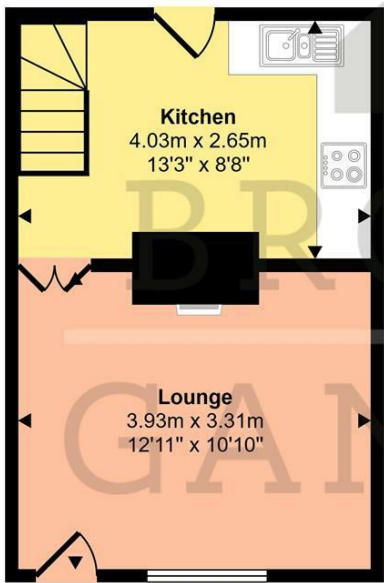
Shower cubicle with wall mounted shower unit and glazed screen, wash basin inset into vanity unit with drawers below. Low flush WC, feature panelled wall, fitted back lit heated mirror with light, wall mounted towel rail, extractor fan, remote controlled Velux window.

Outside

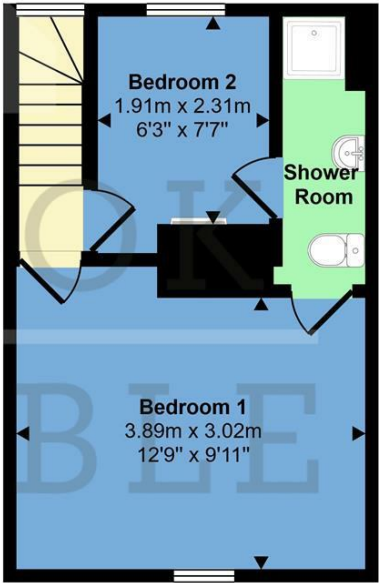
There are courtyard gardens to the front and rear of the property. The rear garden is a courtyard garden enclosed by brick wall and timber fencing and has a timber storage shed. The front is also arranged as a courtyard garden with a raised flower bed.

Floor Plan

Approx Gross Internal Area
48 sq m / 521 sq ft



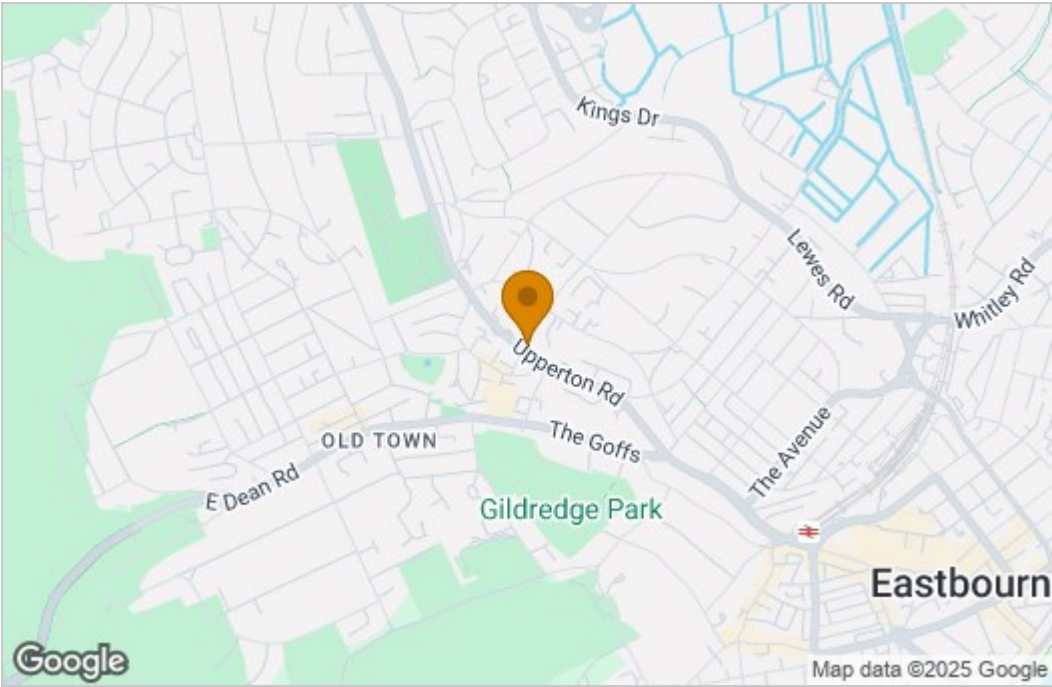
Ground Floor
Approx 24 sq m / 262 sq ft



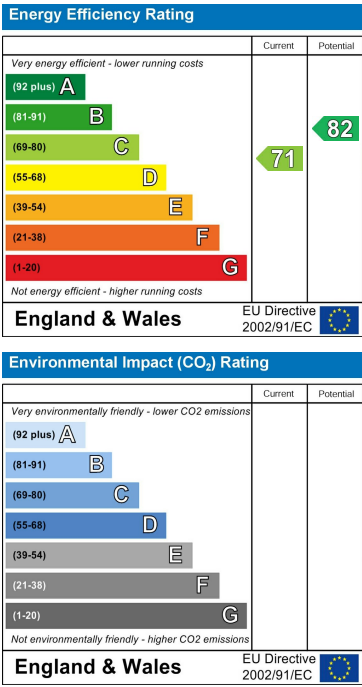
First Floor
Approx 24 sq m / 259 sq ft

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



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