



# BROOK GAMBLE



**11 Ocklynge Road, Eastbourne, BN21 1PP**

**£389,950**

Brook Gamble are delighted to offer to the market this 3 bedroom, 2 reception semi-detached chalet style house in the much sought after Motcombe area of Old Town. Located close to popular Pubs, Waitrose Supermarket and both Gildredge and Motcombe Parks, the house is being offered to the market chain free. The ground floor comprises Lounge, Dining Room, Kitchen, Conservatory, a Bedroom and Bathroom. The first floor comprises 2 bedrooms, with an en-suite to the master. There is an attractive lawned garden to the rear of the property as well as a garage and driveway to the front. With further benefits including gas central heating and uPVC double glazing, viewing is considered essential. Sole Agents.

### **Entrance Porch**

UPVC frosted double glazed front door opening into Entrance Hall; with double radiator, picture rail, mounted thermostat, two frosted UPVC double glazed windows flanking the front door.

### **Lounge 16'3 x 11'9 (4.95m x 3.58m)**

Electric fire with fireplace surround and hearth. Picture rail, double radiator, UPVC double glazed window to front.

### **Dining Room 12'2 x 16'5 max into recess (3.71m x 5.00m max into recess)**

Radiator, picture rail, dado rail, understairs storage cupboard. Door to Kitchen, UPVC double glazed double doors to Conservatory.

### **Kitchen 12'6 x 10'8 (3.81m x 3.25m)**

Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over. Space for gas or electric oven, cooker hood above wall units,, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, radiator, UPVC double glazed window to side, UPVC double glazed window overlooking Rear Garden. Frosted UPVC double glazed door opening onto Rear Garden.

### **Conservatory 10'2 x 8'7 (3.10m x 2.62m)**

Frosted glazed window to side, UPVC double glazed door and windows opening onto Rear Garden.

### **Ground Floor Bedroom 3 8' x 7'10 (2.44m x 2.39m)**

Measurements exclude the depth of the built-in wardrobe cupboard with clothes and shelving and cupboard above. Radiator, UPVC double glazed window to front and side aspect.

### **Bathroom**

Suite comprising panelled bath, with mixer taps and handheld telephone-style shower attachment. Pedestal wash basin, low flush WC, tiled walls, radiator, frosted UPVC double window to side.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with hatch to loft space.

### **Bedroom 1 13'8 excluding recess x 14'3 into bay (4.17m excluding recess x 4.34m into bay)**

Picture rail, wall light, UPVC double glazed bay window to front, glazed door to En-suite Shower Room.

### **En-Suite Shower Room**

Tiled shower cubicle with wall mounted shower unit, low flush WC, pedestal wash basin, part tiling to walls, eaves storage cupboard, double glazed Velux-style window to side.

### **Bedroom 2 13'5 excluding recess x 10'7 (4.09m excluding recess x 3.23m)**

Recess with pedestal wash basin and splashback. Picture rail, radiator, two built-in wardrobe cupboards UPVC double glazed window to rear aspect, with views towards The South Downs.

### **Outside**

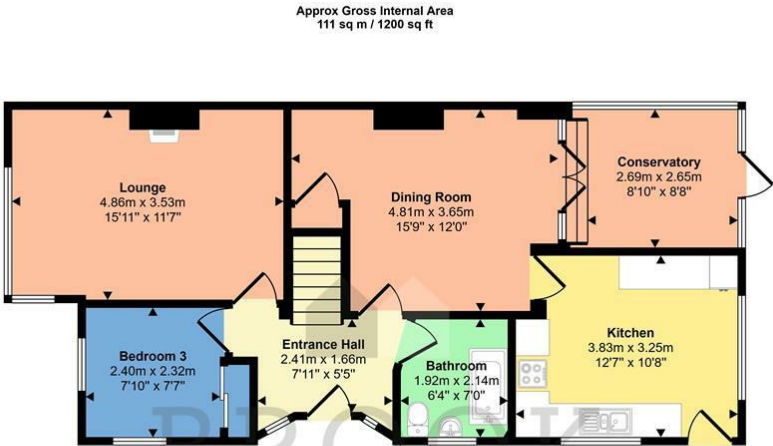
There are gardens to the front and rear of the property.

The Front Garden is laid mainly to lawn with flower beds and borders and is enclosed by low-level brick wall. A double gate gives access to a driveway for off street parking and leads to the Garage.

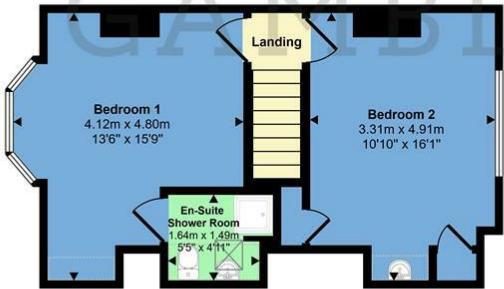
The Rear Garden is laid mainly to lawn and patio. There are flower beds, and borders, mature trees and shrubs. The garden is enclosed by timber fencing with a gate for side access.



Floor Plan



Ground Floor  
Approx 74 sq m / 792 sq ft

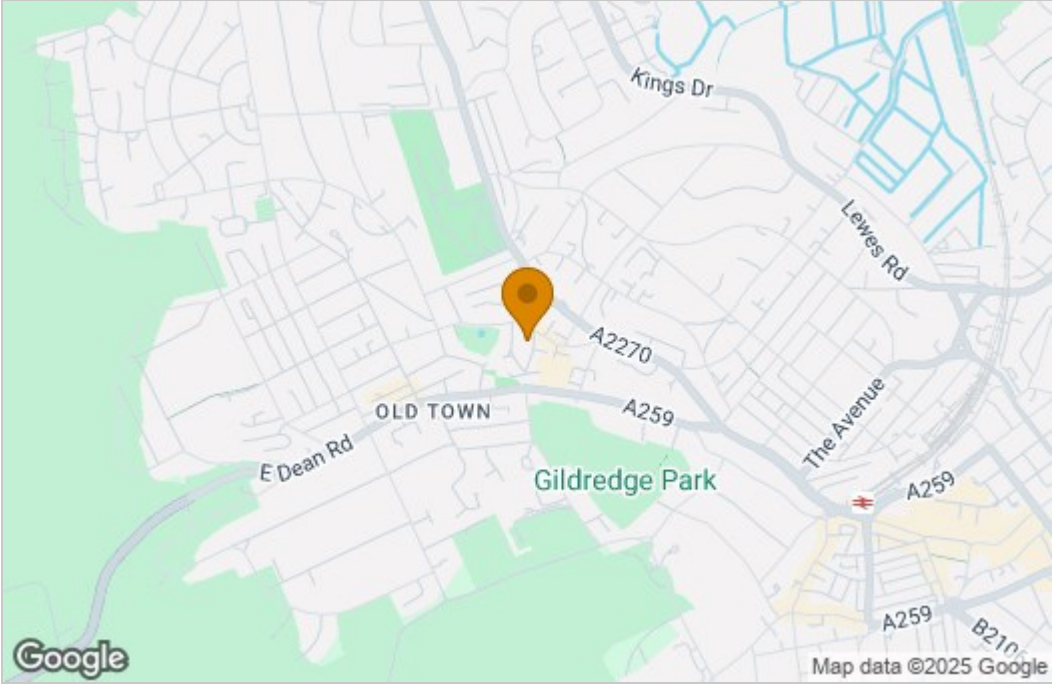


First Floor  
Approx 38 sq m / 408 sq ft

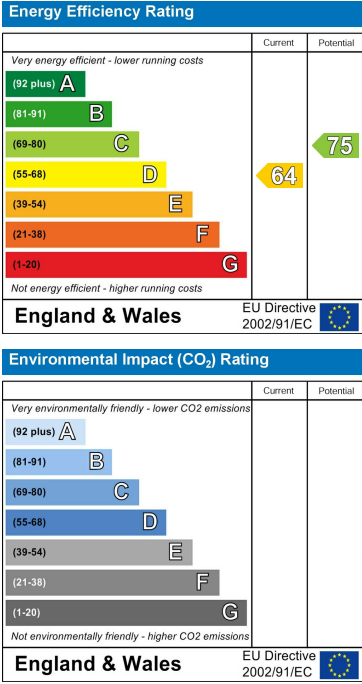
Denotes head height below 1.5m

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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