



# BROOK GAMBLE



**16 Manvers Road, Eastbourne, BN20 8HJ**

**£439,950**

Brook Gamble are delighted to offer this well presented, and most spacious three bedroom house, in the highly sought after Manvers Road in Old Town. Located at the foot of the South Downs and within easy reach of the local amenities in Green Street, this delightful home offers a host of charm and character. Having been skilfully extended offering a large open plan kitchen dining room at the rear of the property, that flows into the garden via the French doors and leading onto a stunning patio area and garden beyond. A lovely cosy lounge at the front of the house, and three good sized bedrooms upstairs. This is home is a must see for anyone looking to move to Old Town, for its idyllic lifestyle, hill top walks, or the excellent schools in the area. Other benefits are block paved driveway for two vehicles, gas central heating, double glazing and two bathrooms.

Viewing is strictly by appointment.

## **Accommodation Comprising**

Double glazed main front door to entrance porch

Main entrance door

Hallway

With stairs rising to first floor landing, radiator, under stairs storage cupboard, utility cupboard housing tumble dryer and washing machine, laminate wood flooring.

Ground floor shower room

Comprising walk-in shower cubicle, with wall mounted shower, shower attachment and riser rail, fully tiled walls and tiled flooring, wash handbasin vanity unit with mixer tap, low-level WC, heated towel ladder, recessed spotlighting, double glazed window to side aspect.

Lounge

Coving to ceiling, radiator, feature fire surround, double glazed window to front aspect.

Second reception room

Laminate wood flooring, radiator, square arch leading onto;

Open Plan Kitchen dining room extension

Comprising kitchen fitted in a range of wall and floor cupboards and base units, one and a half bowl sink with mixer tap, tiled splashback, complementary worksurface, space for "Range" style cooker with extractor hood above, wall mounted gas central heating boiler, recessed spotlighting, laminate wood flooring, vaulted ceiling with Velux window,

Dining area

Radiator, recessed spotlighting, laminate wood flooring, double glazed window to side aspect, vaulted ceiling with Velux window, double glazed French doors leading onto rear garden.

Rear Garden

Delightful patio area to Westerly aspect, with steps leading up onto a lawned area that is gradually tiered in stages as you head up the garden towards the rear fencing with mature plants and shrubs, with fenced borders, Shed. And gate to side. outside water tap. Outside wall lights.

First floor landing

Hatch to loft. Double glazed window to the side aspect.

Main bedroom

Radiator, double glazed window to front aspect with far reaching views looking towards the sea across Eastbourne.

Bedroom two

Radiator, range of built-in wardrobes, coving to ceiling, double glazed window to rear aspect overlooking the rear garden and view towards the South Downs national park.

Bedroom three

Radiator, double glazed window to rear aspect overlooking the rear garden.

Bathroom

Comprising white suite, bath with mixer taps and wall mounted shower with shower attachment and riser rail, wash handbasin vanity unit, low-level WC, fully tiled walls and tiled flooring, recessed spotlighting and extractor fan unit, heated towel ladder, double glazed window to front aspect.

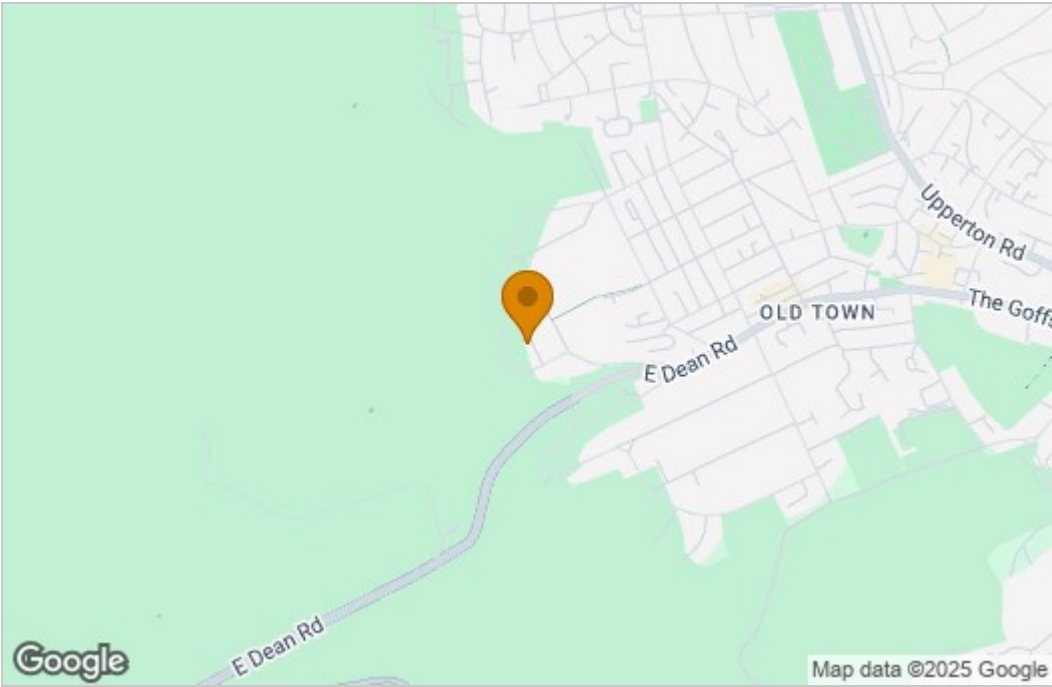
Front garden

With walled borders, block paved driveway providing off-road parking for two vehicles, with a pathway to the porch.

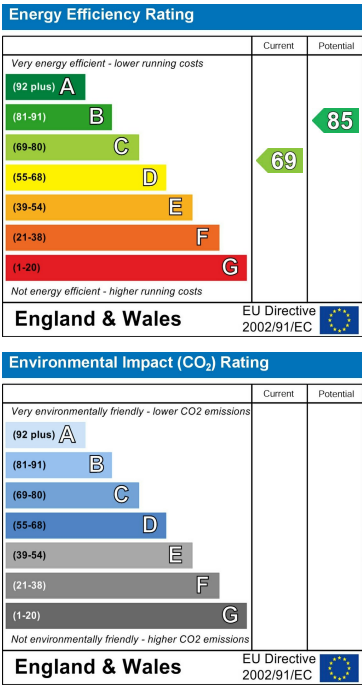
Floor Plan



Area Map



Energy Efficiency Graph



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