



# BROOK GAMBLE



**30 Avarde Crescent, Eastbourne, BN20 8TY**

**£325,000**

Brook Gamble are delighted to offer to the market this well presented three bedroom end of terrace house in the much sought after Old Town area of Eastbourne. The house enjoys a good sized lounge/dining room and a ground floor cloakroom. Further benefits include a recently fitted kitchen, gas central heating, uPVC double glazing, a LARGE DRIVEWAY and GOOD SIZED REAR GARDEN. The property is considered suitable for extension, subject to the usual consents. WELL LOCATED FOR POPULAR SCHOOLS AND SHOPS, and being sold CHAIN FREE. Viewing is considered essential.

Sole Agents.

Composite front door to:

## **Other Information**

Council Tax Band B

### **Entrance Hall**

Under stairs storage cupboard. Radiator. UPVC double glazed window to side.

### **Cloakroom**

Wash basin. Low level WC. Part tiling to walls. Frosted uPVC double glazed window to rear.

### **Lounge/Dining Room 18'8" reducing to 11'4" x 14'5" reducing to 10'4" (5.69m reducing to 3.45m x 4.39m reducing to 3.15m)**

(L-shaped). Feature fireplace with ornate surround. Radiator. UPVC double glazed windows to side and front.

### **Kitchen 11'3" x 11'2" (3.43m x 3.40m)**

Sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with cooker hood above. Wall units. Cupboard housing wall mounted gas boiler. Space and plumbing for washing machine. Space for fridge freezer. Wood effect laminate flooring. uPVC double glazed window to rear. UPVC double glazed door to rear.

Turning staircase, from Entrance Hall, to:

### **First Floor Landing**

Hatch to loft. UPVC double glazed window to side.

### **Bedroom 1 14'2" x 12'3" (4.32m x 3.73m)**

(Measurements include depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Radiator. uPVC double glazed window to front with views towards South Downs.

### **Bedroom 2 11'5" x 10'11" (3.48m x 3.33m)**

(Measurements include depth of built-in cupboard). Built-in cupboard. Radiator. Two uPVC double glazed windows to rear.

### **Bedroom 3 11'1" x 5'7" (3.38m x 1.70m)**

Radiator. uPVC double glazed window to side. uPVC double glazed window to front.

### **Bathroom**

Panelled bath with mixer tap. Wall mounted shower unit. Wash basin inset into vanity unit with cupboards below. Low level WC. Heated towel rail. Tiled walls. Frosted uPVC double glazed window to rear.

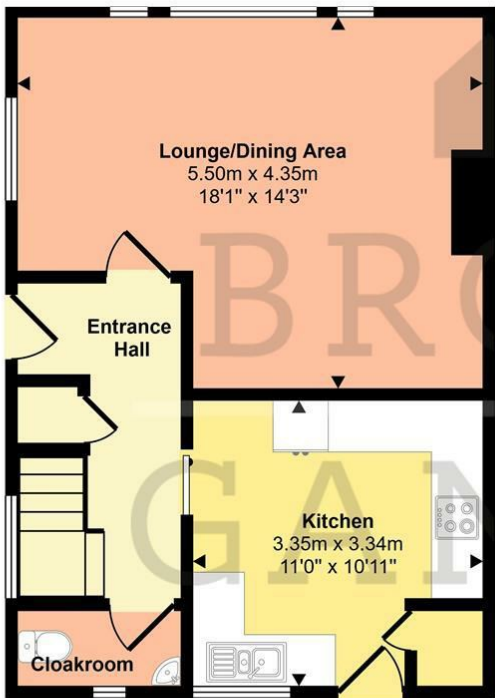
### **Outside**

There are gardens to the front and rear of the property. The front garden is laid to lawn with a driveway for off street parking for several vehicles. Gateway for access to the rear garden.

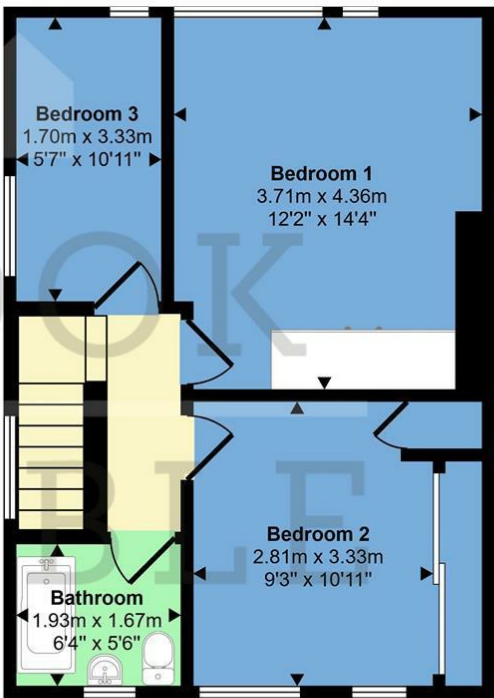
The rear garden is laid to lawn and contains a variety of trees and shrubs and a brick-built garden shed.

Floor Plan

Approx Gross Internal Area  
86 sq m / 925 sq ft



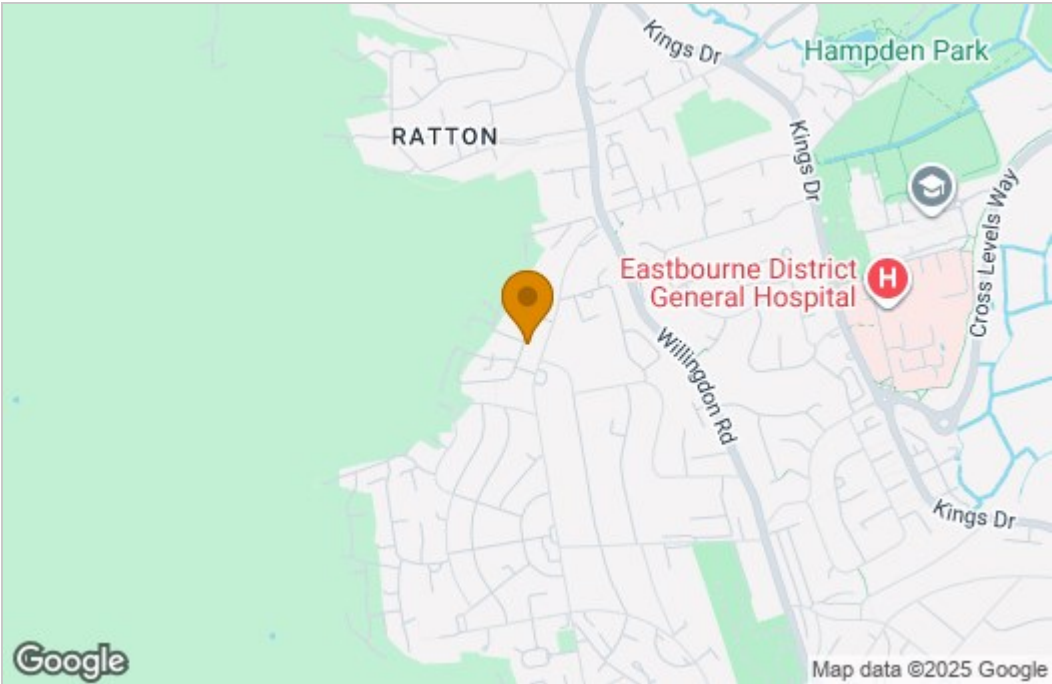
Ground Floor  
Approx 43 sq m / 460 sq ft



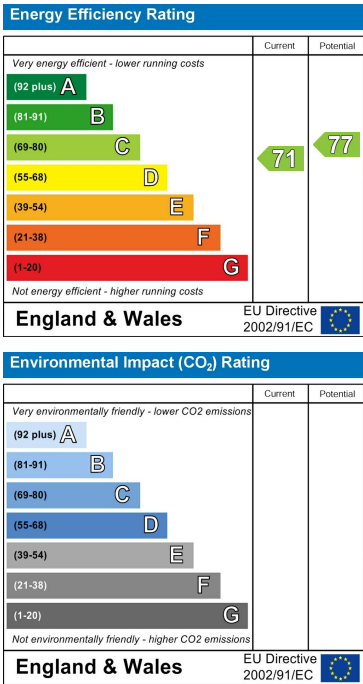
First Floor  
Approx 43 sq m / 465 sq ft

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.