



# BROOK GAMBLE



**32 Longland Road, Eastbourne, BN20 8HS**

**£415,000**

Brook Gamble offer to the market this very well presented 3 bedroom semi-detached house in the much sought after Old Town area of Eastbourne. The house has been the subject of much improvement by the present owner, and as such boasts a wonderful open plan Kitchen/ Dining Room with a refitted Kitchen and access to the rear garden. Boasting a good sized rear garden, the house is also located just a short distance from Old Town Recreation Ground with its café, tennis courts, playground and football pitches.

Popular local schools for all ages are close by, as well as local shops and the nearby South Downs.

Viewing is considered essential to fully appreciate this home. Sole Agents.

### **Entrance Hall**

Glazed front door opening into L-shaped Entrance Hall; with vaulted ceiling, understairs storage cupboard, radiator, picture rail, exposed wooden floorboards.

### **Lounge 12'4 x 13'4 (3.76m x 4.06m)**

Fireplace with tiled hearth and wooden surround, radiator, fitted shutter blinds, picture rail, UPVC double glazed bay window to front.

### **Kitchen / Dining Room 18'9 x 12'3 (5.72m x 3.73m)**

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 incorporating four ring ceramic hob with glazed splashback and cooker hood above. Eye-level oven, integrated fridge and freezer, integrated dishwasher, space and plumbing for washing machine, wall units, part tiling to walls, breakfast bar, feature fireplace with tiled surround and wooden mantel. Inset ceiling spotlights, digital wall mounted thermostat for underfloor heating, UPVC double glazed window to rear. UPVC double glazed double doors to rear garden.

### **Cloakroom**

Low flush WC, pedestal wash basin, radiator, tiled floor, inset ceiling spotlights, frosted UPVC double glazed window to side.

### **First Floor Landing**

Turning staircase from Entrance Hall to First Floor Landing; with hatch to loft space.

### **Bedroom 1 13' x 12' (3.96m x 3.66m)**

Measurements include the depth of the range of built-in wardrobe cupboards, radiator, fitted shutter blinds, picture rail, UPVC double glazed bay window to front.

### **Bedroom 2 12'5 x 10'3 (3.78m x 3.12m)**

Picture rail, radiator, built-in wardrobe cupboard, UPVC double glazed window to rear.

### **Bedroom 3 11'3 x 8' (3.43m x 2.44m)**

Radiator, UPVC double glazed window to rear.

### **Bathroom**

Panelled bath with mixer taps and handheld shower attachment, pedestal wash basin, low flush WC, part tiling to walls, frosted UPVC double glazed window to side.

### **Outside**

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

The Rear Garden measures approximately 60 foot in length, with split-level decked patio (with storage below) leading to the lawned garden, with flower beds, timber shed and timber fencing.

The front garden is laid to lawn, with low-level brick wall and a gate for side access.



## Floor Plan

Approx Gross Internal Area  
94 sq m / 1008 sq ft



Ground Floor

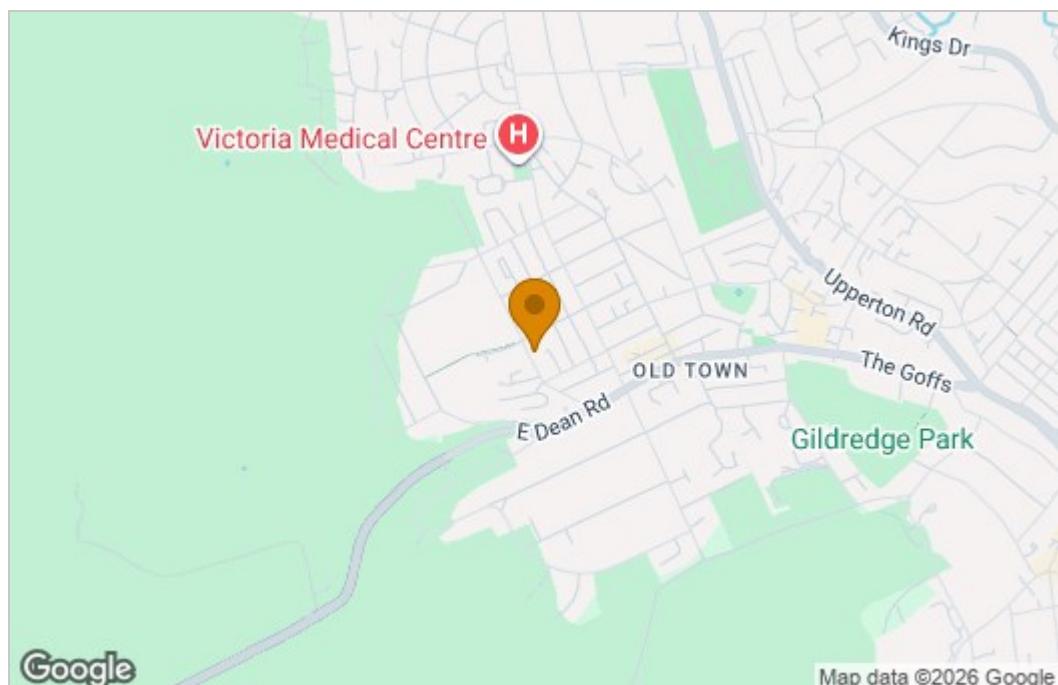
Approx 48 sq m / 522 sq ft

First Floor

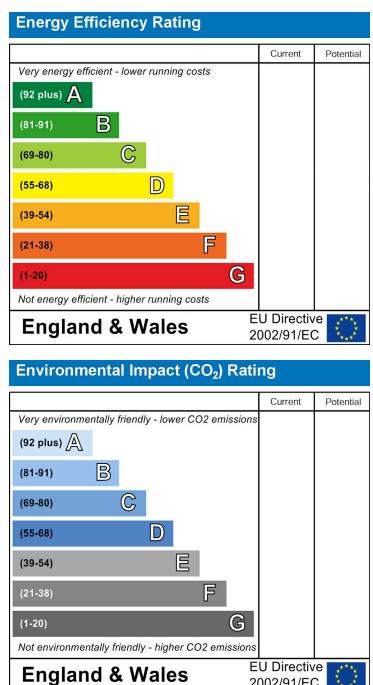
Approx 45 sq m / 486 sq ft

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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