



BROOK GAMBLE



The Cottage Old Barn Close, Eastbourne, BN20 9HJ

£450,000

Brook Gamble are delighted to offer to the market this charming 500 YEAR OLD GRADE II LISTED COTTAGE in WILLINGDON VILLAGE. The property retains MANY ORIGINAL FEATURES, including exposed beams, wooden flooring and OPEN FIREPLACES. Further benefits include gas central heating, and there are ATTRACTIVE GARDENS to the front and rear. There is DETACHED GARAGE with an electric door which is approached via hardstanding. The house is LOCATED YARDS FROM LOCAL AMENITIES including The Wheatsheaf and The Red Lion public houses, St Mary's Church, cafes and restaurants, and local Post Office, as well as being IDEALLY SITUATED FOR ACCESS TO THE SOUTH DOWNS. Being sold CHAIN FREE, viewing is considered essential.

Sole Agents.

Glazed front door to:

Entrance Hall



Beamed ceiling. Wood floor.

Living Room 12'8" x 11'3" (3.86m x 3.43m)



Inglenook fireplace with tiled hearth. Built-in cupboard with shelving. Radiator. Wall lights. Beamed ceiling. Single glazed sash window to front. Single glazed window to rear.

Dining Room 12'5" x 12'5" (3.78m x 3.78m)



Brick fireplace with stone hearth. Recessed built-in shelving unit. Radiator. Beamed ceiling. Single glazed sash window to front.

Kitchen 13'5" max x 12'5" (4.09m max x 3.78m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with electric oven below. Space and plumbing for washing machine. Space for fridge. Space for freezer. Wall units. Cupboard housing wall mounted gas boiler. Shallow cloaks cupboard with coat hooks. Radiator. Beamed ceiling. Tiled floor. Single glazed window and stable door to rear garden.

Stairs, from entrance hall, to:

First Floor Landing



(Split-level).

Bedroom 1 15'3" x 13'5" (4.65m x 4.09m)



(First measurement includes depth of built-in wardrobe cupboards). Range of built-in wardrobe cupboards. Radiator. Wall lights. Single glazed sash window to front.

Bedroom 2 13'10" x 10'5" (4.22m x 3.18m)



Brick fireplace with stone hearth. Radiator. Wall lights. Single glazed window to front.

Bedroom 3 8'11" x 6'6" (2.72m x 1.98m)



Radiator. Wall light. Single glazed sash window to rear.

Bathroom



Roll-top bath with mixer tap and hand held shower attachment. Tiled shower cubicle with wall mounted shower unit. Wash basin. Low level WC. Radiator. Hatch to loft. Single glazed window to rear.

Outside



The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn with an attractive variety of plants, shrubs and trees, and a small pond. There is a brick pathway to the front door and the garden is enclosed by wall with wooden gate for access.

The rear garden is laid to lawn with an abundance of

plants, shrubs and trees and a brick well. Brick pathway, with decorative wooden archway, leads to back door. The garden is enclosed by wall with wooden gate, with hedge arch, for rear access. Pedestrian door to:

Garage



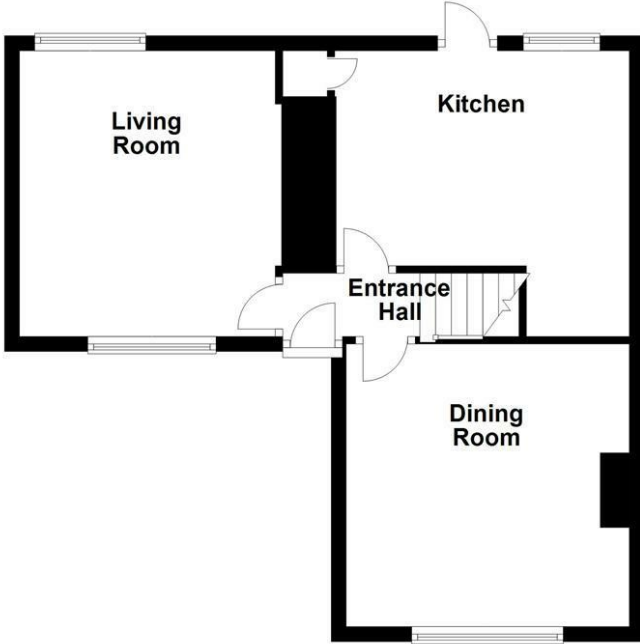
Vehicle access via hardstanding. Electric door. Window to rear.

Other Information

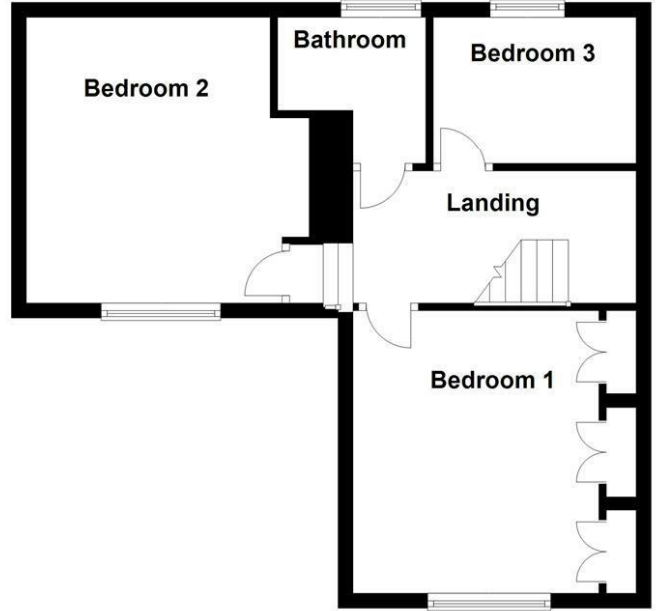
Council Tax Band E

Floor Plan

Ground Floor

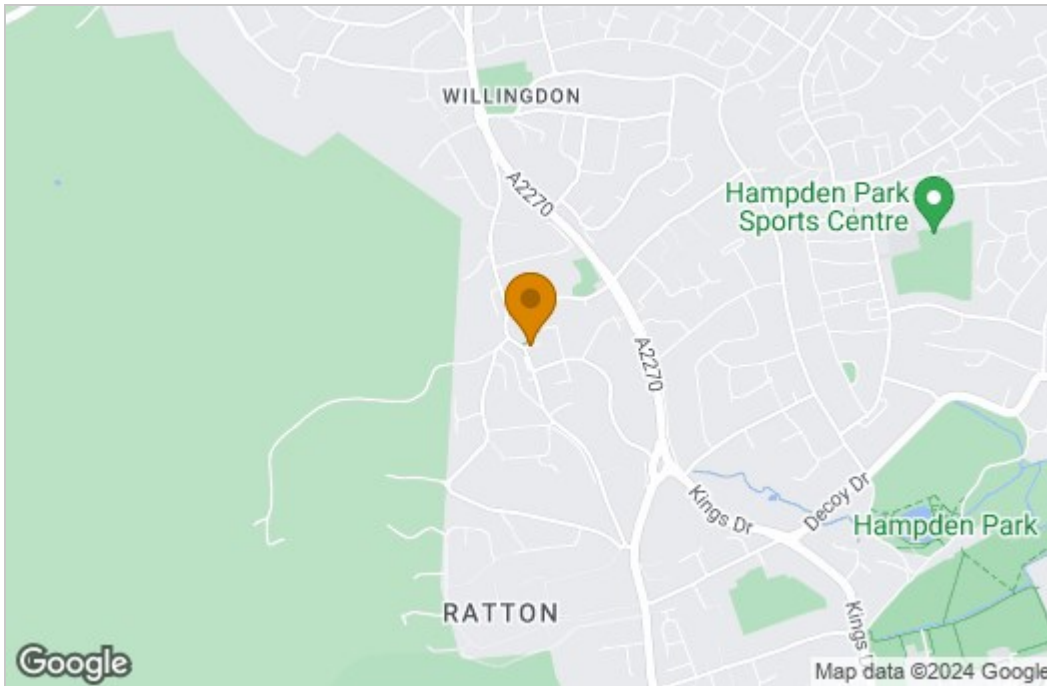


First Floor

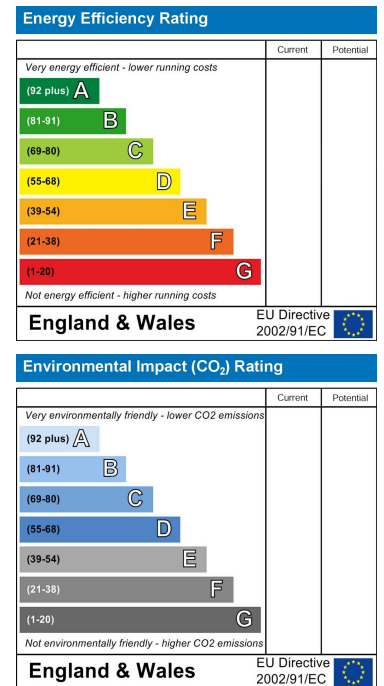


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.