



BROOK GAMBLE



13 Laburnum Walk, Eastbourne, BN22 0SP

£275,950

Brook Gamble offer to the market this THREE BEDROOM TERRACED HOUSE in the popular Willingdon Trees area of Eastbourne. Boasting a 22'7" THROUGH LOUNGE/DINING ROOM, further benefits include gas central heating, uPVC double glazing and a GARAGE as well as a FURTHER PARKING SPACE. Situated on a QUIET PEDESTRIAN WALKWAY, the house is WELL LOCATED FOR LOCAL SCHOOLS AND SHOPS, with BUS SERVICES RUNNING NEARBY. Viewing is considered essential. Sole Agents.

Frosted uPVC double glazed door to:

Council Tax Band B

Entrance Porch 5'4" x 4'6" (1.63m x 1.37m)

Frosted uPVC double glazed windows to front and side. Inner door to:

Total floor area 70 square metres

Through Lounge/Dining Room 15'9" max x 22'11" max (4.80m max x 6.99m max)

Lounge Area 15'9" x 12'11" (4.80m x 3.94m)

Radiator. uPVC double glazed window to front.

Dining Room 9'11" x 7'10" (3.02m x 2.39m)

Radiator. uPVC double glazed doors, with side screens, to:

Conservatory/Rear Porch 8'4" x 5'1" (2.54m x 1.55m)

Wood effect laminate flooring. uPVC double glazed window to rear. Door to rear garden.

Kitchen 9'2" x 7'5" (2.79m x 2.26m)

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for gas cooker. Space and plumbing for washing machine. Further appliance space. Under stairs cupboard housing fridge freezer. Wall units. Wall mounted gas boiler. Part tiling to walls. Tiled floor. uPVC double glazed window to rear.

Turning staircase, from lounge, to:

First Floor Landing

Linen cupboard housing insulated cylinder. Hatch to loft, with loft ladder.

Bedroom 1 12'0" x 10'1" (3.66m x 3.07m)

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

Bedroom 2 10'6" x 9'0" (3.20m x 2.74m)

Radiator. uPVC double glazed window to front.

Bedroom 3 7'7" x 6'6" (2.31m x 1.98m)

Radiator. uPVC double glazed window to front.

Bathroom

Bath. Wall mounted shower unit. Low level WC. Pedestal wash basin. Tiled walls. Tiled floor. Frosted uPVC double glazed window to rear.

Outside

The property enjoys the benefits of front and rear gardens. The front garden is laid to lawn.

The rear garden is laid to lawn with patio area, enclosed by timber fencing with gate for rear access.

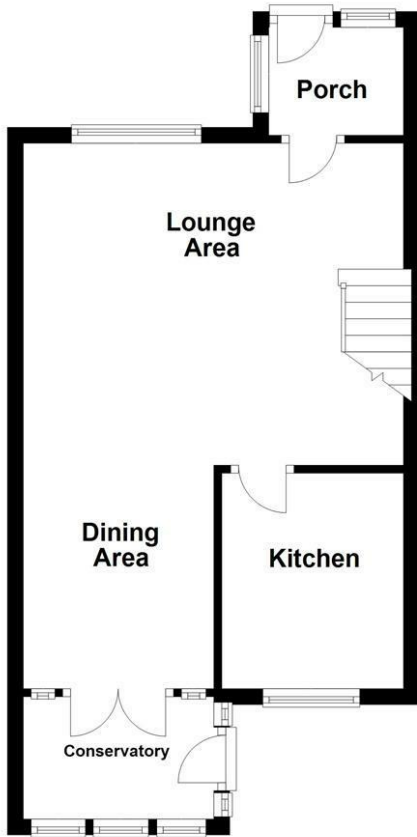
Garage

Up and over door.

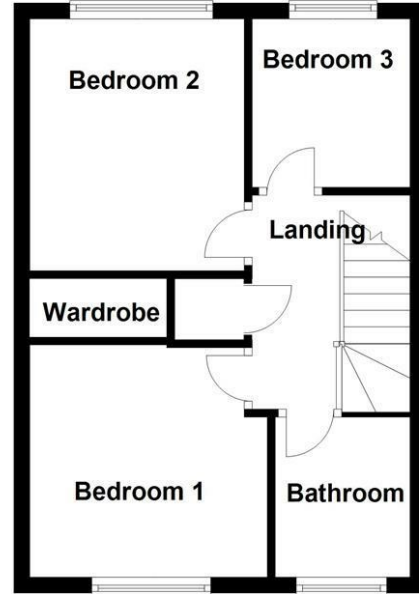
Other Information

Floor Plan

Ground Floor



First Floor

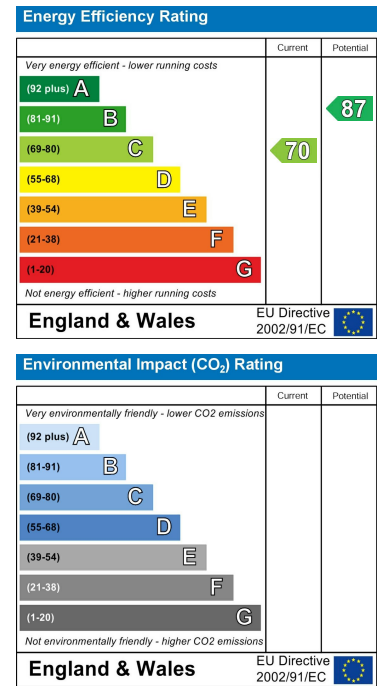


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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