BROOK GAMBLE









14 Bracken Road, Eastbourne, BN20 8SH

Guide Price £425,000

GUIDE PRICE £425,000 - £445,000 Brook Gamble are delighted to be offering this massively extended five/four bedroom detached house in the much sought after Old Town area of Eastbourne nestled at the foot of the downs. The property offers versatile accommodation that would cater for a family that need space, and wants to be located in one of Eastbourne's primary locations. Close to excellent popular local schools, and with stunning far reaching views towards the sea from the first floor rear bedrooms, the property is a must see. Benefits include a bedroom with sun balcony with commanding views, spacious rear garden, large lounge with separate dining room, large kitchen breakfast room and separate utility room, double glazing, gas centrally heated, garage en bloc, study or ground floor bedroom (five). Chain free and vacant, viewing is strictly by appointment with the sellers sole agents. The property does require updating and modernising.

Accommodation Comprising
Double glazed front door

Entrance hallway
Wooden flooring, stairs rising to 1st floor landing, radiator, recessed spotlighting, storage cupboard with shelving, under stairs storage cupboard.

Ground floor wet room
Comprising walk-in shower cubicle, low-level WC, wash hand basin, radiator, tiled walls, window to side.

Ground floor bedroom/ Study
Radiator, built-in cupboard with hanging rail and shelving, double glazed window to rear aspect overlooking rear garden, wooden flooring.

Lounge
With feature fire surround and open fire, radiator, coving to ceiling, wall light points, double glazed window to front aspect, double glazed sliding patio door to rear garden.

Dining room
Radiator, coving ceiling, wall light points, double glazed window to front aspect, serving hatch to kitchen.

Kitchen
Fitting in a range of wall and floor cupboards and base units, double bowl sink unit and mixer tap, part tiled walls, five ring gas hob with extractor hood above, electric oven, radiator, breakfast bar, double glazed , space for under counter appliances, window to rear aspect, door through to utility room.

Utility room
Space and plumbing for washing machine, double glaze door to rear garden, door to lock up storeroom with window to front aspect.

First floor landing
Double glazed window to front aspect, hatch to loft, radiator, linen cupboard with shelving.

Main bedroom
Radiator, coving to ceiling, double glazed window to front, double glazed sliding patio door to balcony area with far reaching views across Eastbourne towards the sea.

Bedroom two
Radiator, double glazed window to rear aspect with fire reaching views across Eastbourne towards the sea.

Bedroom three
Radiator, built in cupboard, double glazed window to rear aspect overlooking rear garden with far reaching views towards the sea.

Bedroom four
Radiator, double glaze window to front aspect with reviews towards the south Downs National Park.

Bathroom
Fitted in a white suite, comprising bath with wall mounted electric shower above, wash hand basin vanity unit, low-level WC, heated towel ladder, double glazed window to front aspect.

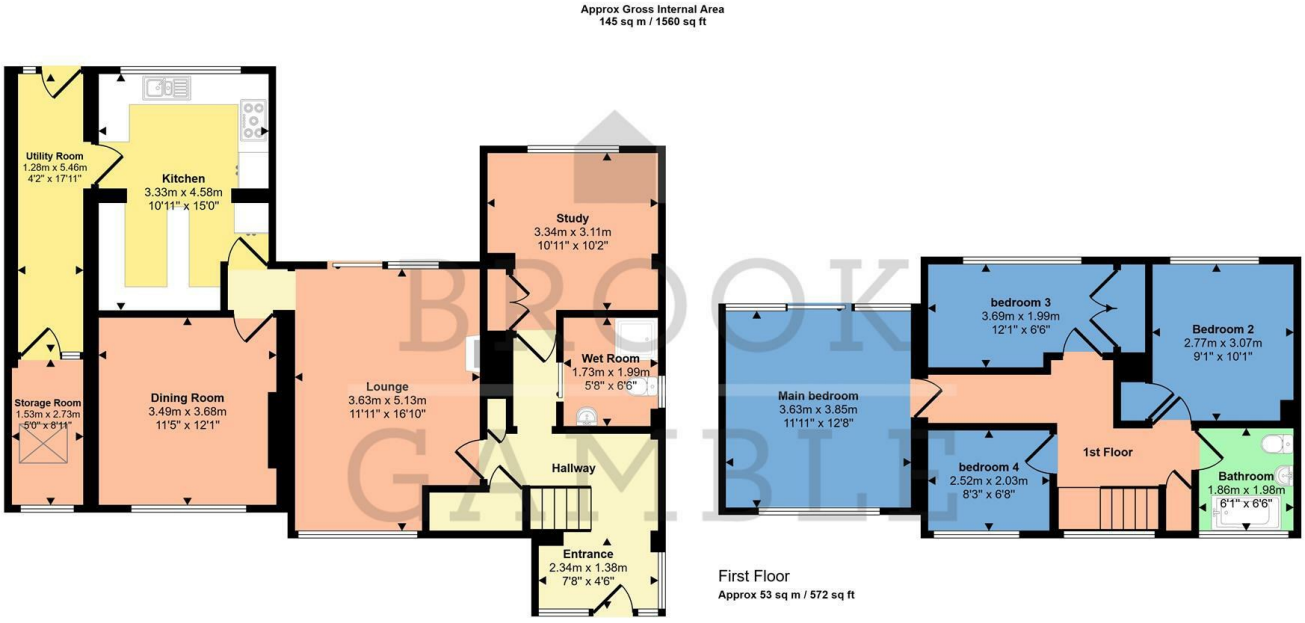
Front garden
Laid to lawn, with mature shrub borders, and patio area to a westerly aspect.

Rear garden
A large garden with fenced borders, patio area and laid mainly to lawn. Gate to side.

Garage
With up and over door located in a block nearby with parking in front. (middle one of three)

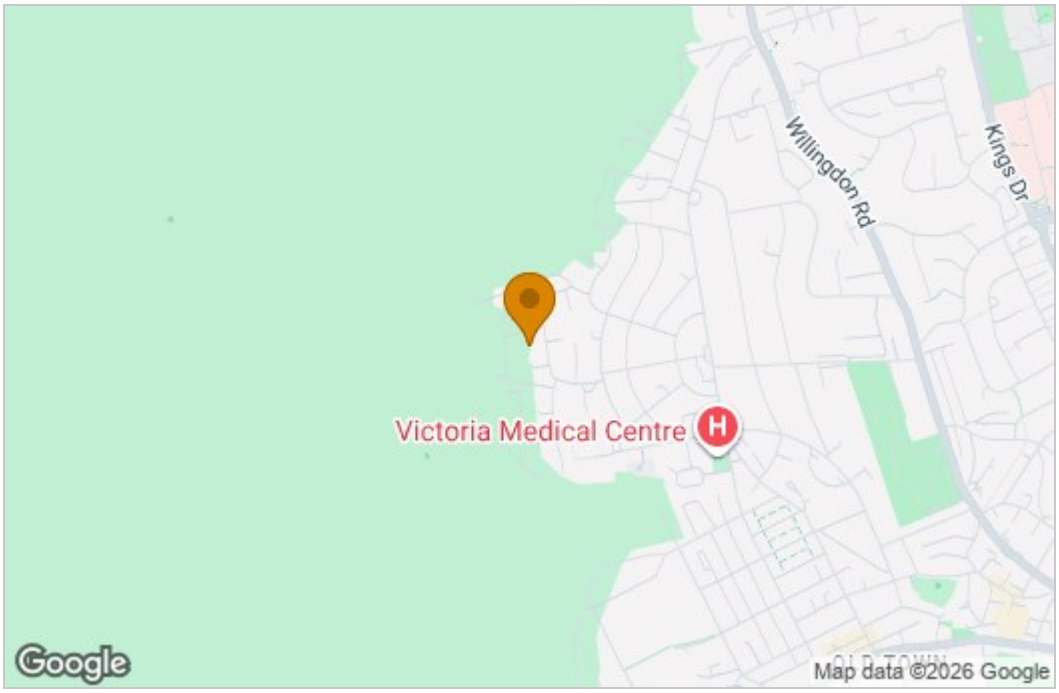
Council tax band – Band E - Eastbourne Borough Council

Floor Plan

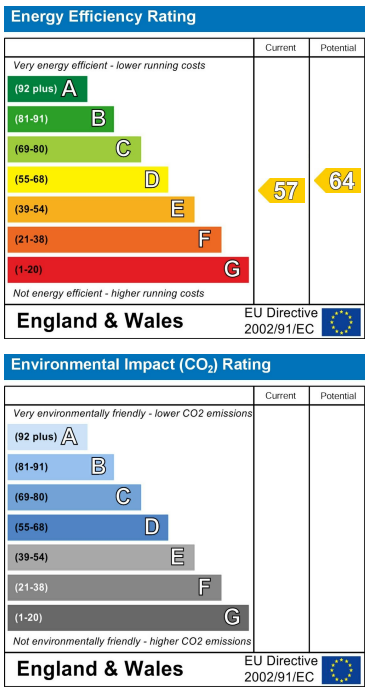


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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