



# BROOK GAMBLE



**11 Filching Road, Eastbourne, BN20 8SG**

**£385,000**

Brook Gamble are delighted to offer to the market this well presented, chain free, 3 bedroom 2 reception roomed detached house in the much sought after Old Town area of Eastbourne. The property is located close to popular local schools and shops, as well as parks and The South Downs, whilst bus services run nearby offering access in and out of Eastbourne and surrounds. The property itself is located on a good sized plot with gardens to the front and rear as well as a driveway and garage adjacent the property. Considered suitable for a wide range of purchasers, viewing is considered essential. Sole Agents.

### **Entrance Hall**

Wooden front door opening into Entrance Hall; with UPVC double glazed windows, radiator, cloaks cupboard.

### **Lounge 17'5 x 10'5 max (5.31m x 3.18m max)**

Feature fireplace with marble effect hearth and surround and mantle over. Radiator, UPVC double glazed window to front, UPVC double glazed double doors to Rear Garden.

### **Dining Room 9'6 x 6 (2.90m x 1.83m)**

Radiator, UPVC double glazed window to front, doorway to Kitchen.

### **Kitchen 12'10 x 8' (3.91m x 2.44m)**

Single drainer sink unit having mixer tap and cupboards below. Further range of drawers and base units with working surfaces over. Space for electric oven with cooker hood above, space and plumbing for washing machine, space for fridge freezer, wall units, part tiling to walls, under stairs storage cupboard, tiled floor, UPVC double glazed window to rear, UPVC double glazed door onto covered and gated side passage.

### **First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; with hatch to loft space, linen cupboard housing wall mounted gas boiler and slatted shelving.

### **Bedroom 1 13'9 max reducing to 9'7 x 11'6 (4.19m max reducing to 2.92m x 3.51m)**

Radiator, two UPVC double glazed windows to front enjoying fine views.

### **Bedroom 2 10'6 x 8'8 (3.20m x 2.64m)**

Radiator, UPVC double glazed window to front.

### **Bedroom 3 8'7 x 7'1 (2.62m x 2.16m)**

Measurements are excluding recess. UPVC double glazed window to rear with view to The South Downs.

### **Bathroom**

Suite comprising panelled bath with wall mounted shower unit having handheld shower attachment and glazed shower screen. Low flush WC, wash basin, tiled walls, extractor fan, tiled floor, radiator, frosted UPVC double glazed window to rear.

### **Separate WC**

Low flush suite, wash basin, tiled walls, tiled floor, frosted UPVC double glazed window to rear.

### **Outside**

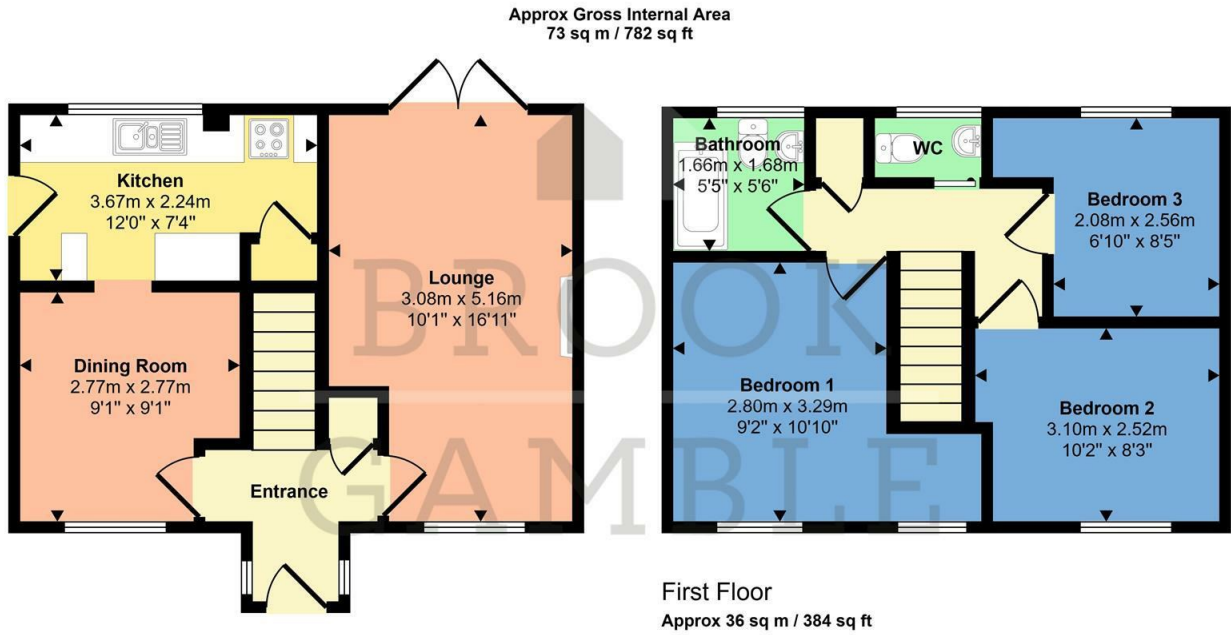
There are gardens to the front and rear of the property.

The Front Garden is laid mainly to lawn and has a driveway for off street parking leading to the Garage.

The Garage measures 20'4 in length; with up and over door, light, power and a personal door to the side passage.

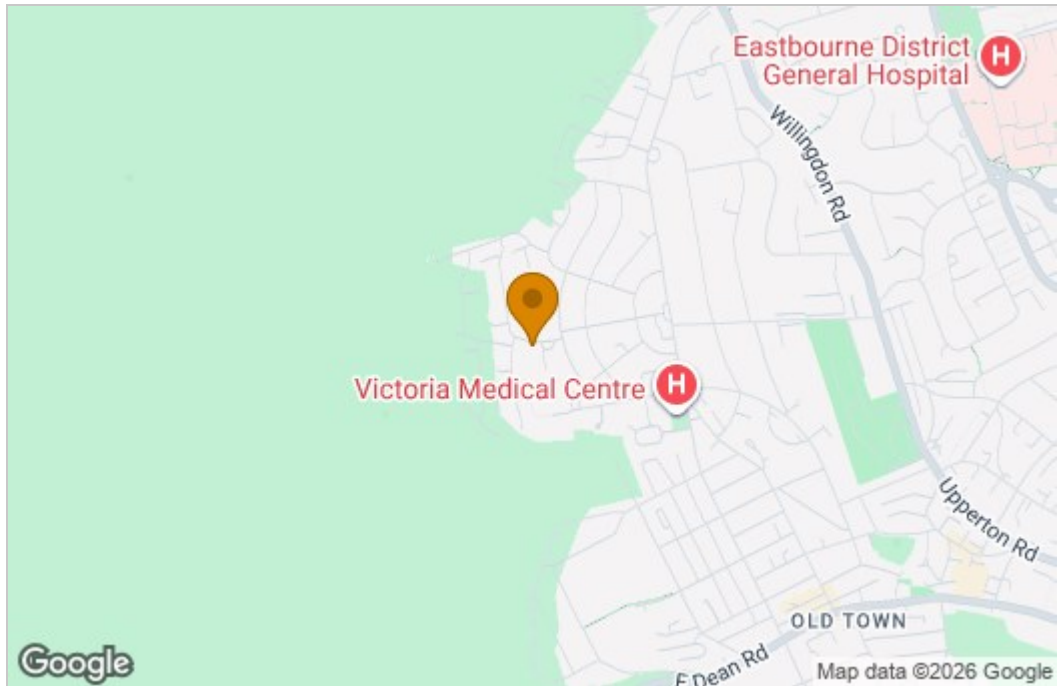
The Rear Garden is laid mainly to lawn, with a timber storage shed, timber fencing, patio, and gate to side passage for side access.

# Floor Plan

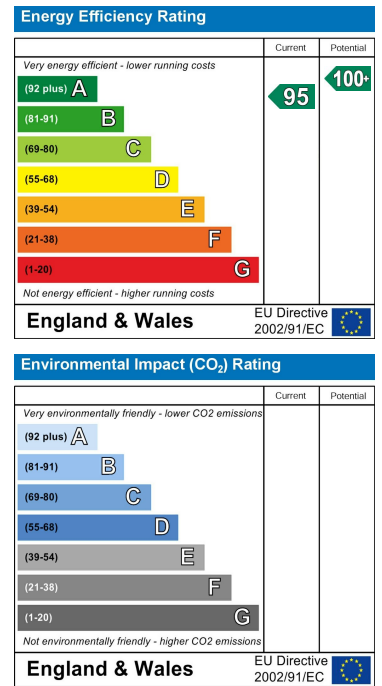


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

# Area Map



# Energy Efficiency Graph



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.