



**HOME + CASTLE**  
ESTATE AGENTS

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**Gorse Close, Eastbourne, BN20 8RZ**

3 Bedroom Semi-Detached with Off-Road Parking

Home + Castle are pleased to advertise this nicely presented, 3 Bedroom, Semi-Detached property in the Old Town area of Eastbourne. Conservatory, double glazing throughout, gas central heating, gardens front and back, plus off-road parking for 2 cars.

**FOR SALE**

**£300,000**

## Front of Property

Good sized area of lawn with borders for planting. Off-road parking to the front and side which could accommodate 2 cars. On-road parking also available. Pathway leading to front door.

## Hallway 8'4" x 5' (2.54m x 1.52m)

Opaque double glazed door with side window. Tile effect laminate flooring, cupboard offering space for coats and shoes, along with Glow Worm 15HX Flexicom Boiler, Fuse Box and utility meters. Ceiling light, radiator and thermostat control.

## Living Room 16'10" x 11'8" max (5.13m x 3.56m max)

Spacious room with pendant lights x 2, radiator, fireplace with electric coal-effect inset, radiator, power points, BT point, smoke alarm, carpet and large double glazed window to front of property. Double glazed door with side window to conservatory. Stairs to 1st floor landing.

## Conservatory 9'9" x 8'4" (2.97m x 2.54m)

Power points, wall lights, radiator and carpet. Dual aspect with double glazed door to rear garden and patio.

## Kitchen Diner 12'1" x 8'8" (3.68m x 2.64m)

Plenty of wall cupboards, base units and work surface area. Stainless steel sink, space for freestanding electric cooker with extractor hood above, plumbing for washing machine, spaces for tall fridge freezer or under worktop fridge and freezer. Radiator, power points, fluorescent tube lighting plus ceiling light. Tile effect laminate flooring. Airing cupboard with shelving and hot water cylinder. Dual aspect with double glazed windows to side and rear of property. Door to side of property.

## Stairs

From living room to 1st floor landing.

## Landing 8'4" x 6'6" (2.54m x 1.98m)

Opaque double glazed window to rear of property, pendant light and carpet.

## Bedroom 1 10'4" x 10'3" (3.15m x 3.12m)

Built-in wardrobe with shelving and hanging rail. Power points, BT point, radiator, pendant light and carpet. Large double glazed window to front of property with far-reaching sea views.

## Bedroom 2 10'4" x 8'9" (3.15m x 2.67m)

Built-in wardrobe, pendant light, spotlights x 2, radiator, power points, carpet and double glazed window to front of property with far-reaching sea views.

## Bedroom 3 6'8" x 6'6" (2.03m x 1.98m)

Power points, radiator, pendant light, carpet and double glazed window overlooking rear garden.

## Bathroom 6'3" x 5'6" (1.91m x 1.68m)

Bath with Mira electric shower above, shower screen, basin and WC. Ladder style radiator, ceiling light, tiled floor and tiled walls. Opaque double glazed window to rear of property.

## Rear Garden

West facing rear garden, mature shrubs and plants, patio areas, lawn and large terraced borders for planting. Shed to side of property.

## Additional Information

Energy Performance Rating - D

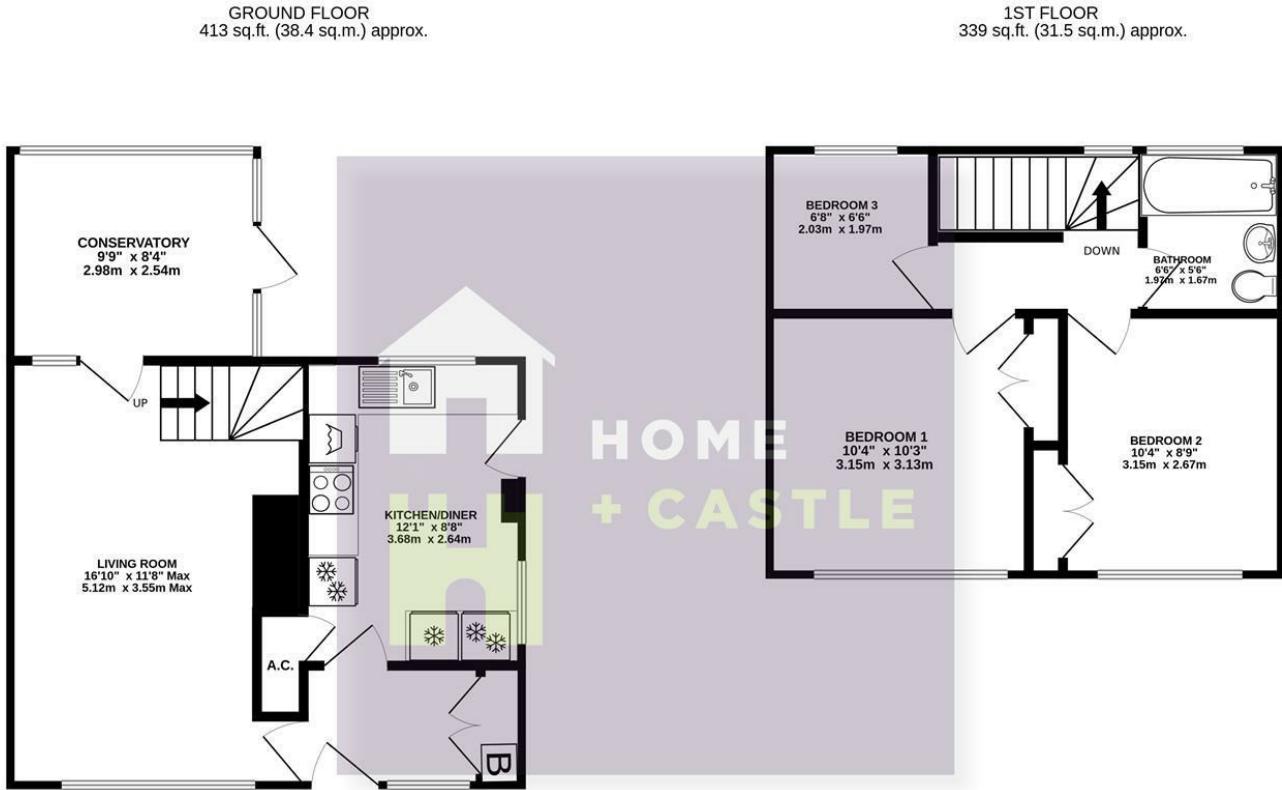
Council - Eastbourne

Tax Band - C

## Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

## Floor Plan



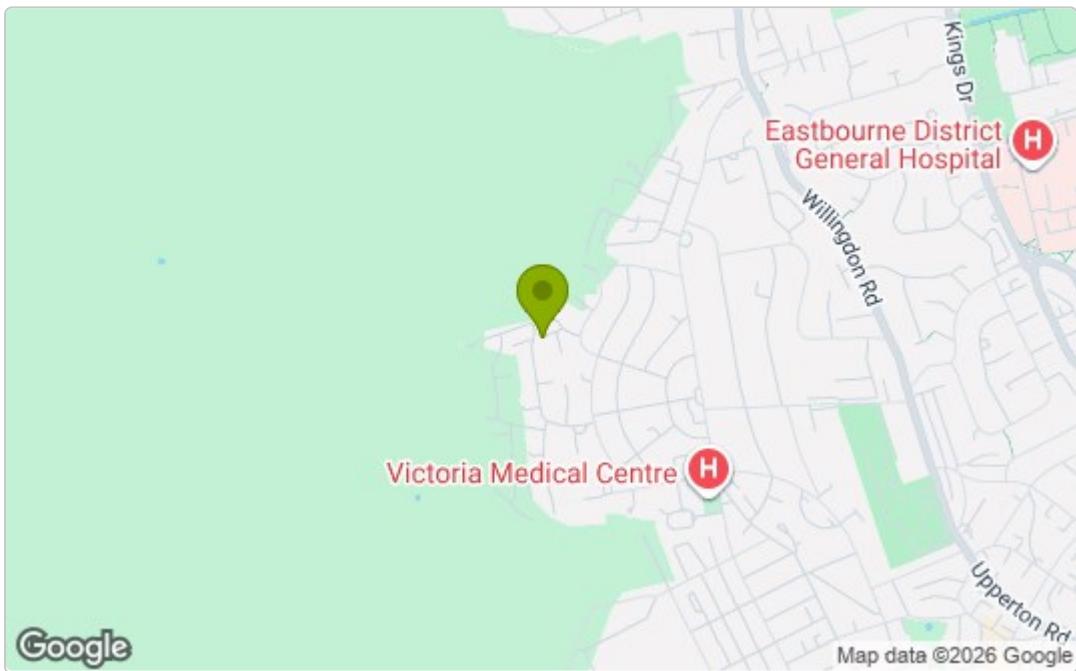
3 BEDROOM SEMI-DETACHED WITH OFF-ROAD PARKING

TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

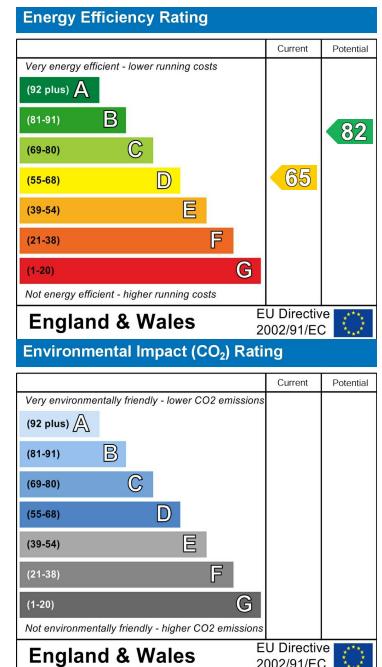
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.