



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

**welcome to**

**Gorse Close, Eastbourne**

\*\*\*GUIDE PRICE £399,000 - £420,000\*\*\* A well-presented and extended three bedroom detached family home with generous downstairs living accommodation, garage, front and rear gardens and off road parking located in the favourable Old Town location.



**Entrance Porch**

Double glazed window to the front aspect. Door to the side aspect.

**Entrance Hall**

Door to the front aspect. Radiator.

**Lounge**

17' 3" x 13' ( 5.26m x 3.96m )  
Double glazed window to the rear aspect. Double glazed French doors to the side aspect. Radiator. Skylights.

**Dining Area**

12' 5" x 8' 8" ( 3.78m x 2.64m )  
Double glazed window to the side aspect.

**Reception Room**

15' x 12' 2" ( 4.57m x 3.71m )  
Double glazed window to the front aspect. Radiator.

**Kitchen**

12' 4" x 10' ( 3.76m x 3.05m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space for cooker with extractor fan above. Integral dish washer. Breakfast bar.

**Utility Room**

7' x 5' ( 2.13m x 1.52m )  
Door to the side aspect. Work top surfaces. Wall units. Space and plumbing for washing machine.

**Downstairs Cloakroom**

Low level W.C. Wash hand basin.

**First Floor Landing**

Double glazed window to the side aspect.

**Bedroom 1**

12' 9" x 12' ( 3.89m x 3.66m )  
Double glazed window to the front aspect. Radiator.

**En Suite**

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail.

**Bedroom 2**

12' 7" x 9' 5" ( 3.84m x 2.87m )

Double glazed window to the rear aspect. Radiator.

**Bedroom 3**

9' 2" x 8' 8" ( 2.79m x 2.64m )  
Double glazed window to the front aspect. Radiator.

**Shower Room**

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the rear aspect.

**Front Garden**

Decked area with Jacuzzi. Hot tub. Further area mostly laid to lawn with path leading to garage and parking.

**Rear Garden**

Area of artificial grass. Steps up to hard standing area with double gates to the rear aspect.

**Parking**

Block paved driveway.

**Garage**

Double glazed window and door to the front aspect.



Total floor area 127.8 m<sup>2</sup> (1,375 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



*view this property online* [fox-and-sons.co.uk/Property/EBN119576](http://fox-and-sons.co.uk/Property/EBN119576)



welcome to

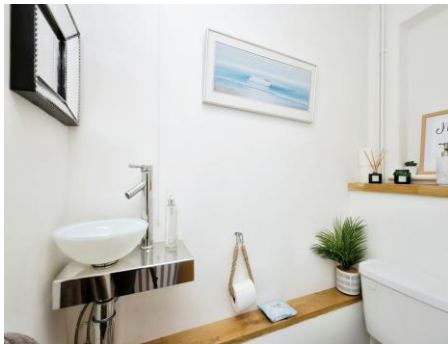
## Gorse Close, Eastbourne

- DETACHED HOUSE
- EXTENDED
- THREE BEDROOMS
- OPEN-PLAN RECEPTION ROOMS
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

guide price

**£399,000 - £420,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN119576](https://fox-and-sons.co.uk/Property/EBN119576)



Property Ref:  
EBN119576 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01323 410911**



[Eastbourne@fox-and-sons.co.uk](mailto:Eastbourne@fox-and-sons.co.uk)



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**