



# BROOK GAMBLE



**15 Biddenden Close, Eastbourne, BN23 7HX**

**£244,950**

Welcome to this well-presented two-bedroom mid-terraced house located in the charming area of Biddenden Close, Eastbourne.

This delightful property is ideally situated close to local schools and amenities, making it a perfect choice for families and professionals alike. As you enter the house, you will find two good-sized bedrooms that offer ample space for relaxation and rest.

The layout is both practical and inviting, ensuring that you feel at home from the moment you step inside. The property is double glazed throughout, providing energy efficiency and a comfortable living environment all year round. One of the standout features of this home is the delightful garden, which offers a lovely outdoor space for entertaining, gardening, or simply enjoying the fresh air. It is an ideal spot for children to play or for hosting summer barbecues with friends and family. This property presents a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Eastbourne. With its proximity to essential amenities and schools, it is not just a house, but a place where you can truly make lasting memories.

## **Accommodation Comprising**

Double glazed main front door.

### Entrance hallway

Wall mounted night storage heater, stairs rising to 1st floor landing, door leading into lounge.

### Lounge

Wall mounted night storage heater, feature fire surround with wall mounted electric fire, double glazed window to front aspect, under stairs storage cupboard, door leading into kitchen.

### Kitchen

Fitted in a range of wall and floor cupboards and base units, single bowl sink unit and mixer taps, complimentary works surface, space for gas cooker, space and plumbing for washing machine, tiled splashback, double glazed window to rear aspect overlooking rear garden.

### Dining room

Radiator, double glazed door leading onto rear garden.

### Rear garden

With fenced borders, laid mainly to lawn, patio area, brick built storage shed, gate to rear.

### First floor landing

Radiator, hatch to loft, airing cupboard housing hot water cylinder with shelving for linen above.

### Bedroom one

Built-in wardrobe with hanging rail, wall mounted night storage heater, double glazed window to front aspect.

### Bedroom two

Night Storage heater, double glazed window to rear aspect overlooking rear garden.

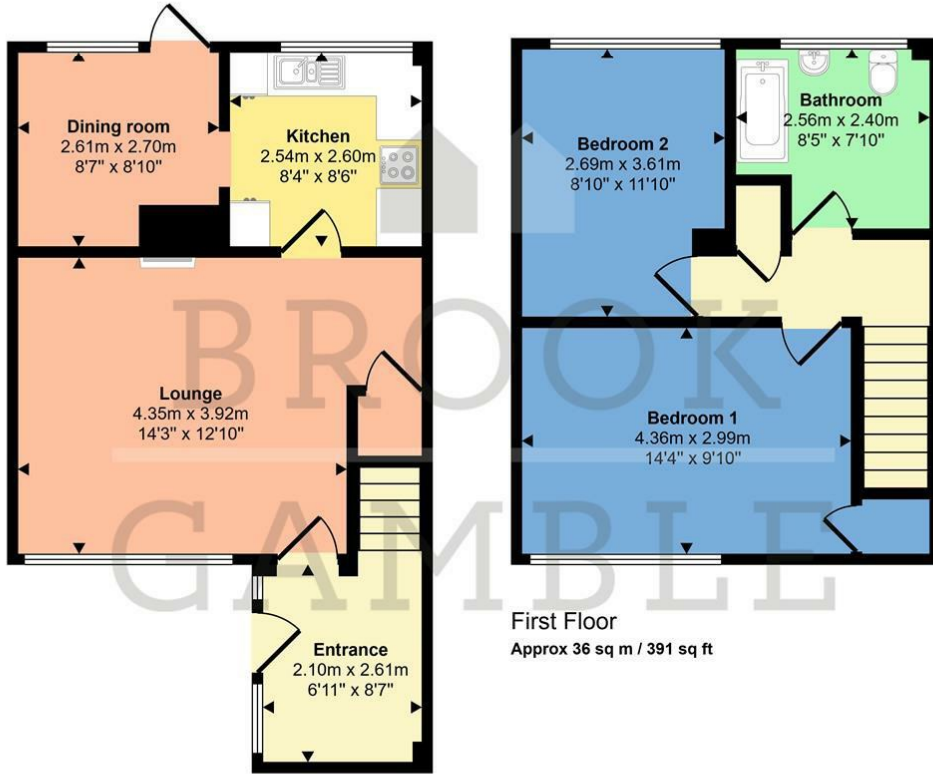
### Bathroom

Comprising a white suite, bath with mixer taps, low-level WC, wash hand basin, double glazed window to rear aspect, wall mounted electric heater.

Council Tax Band B

# Floor Plan

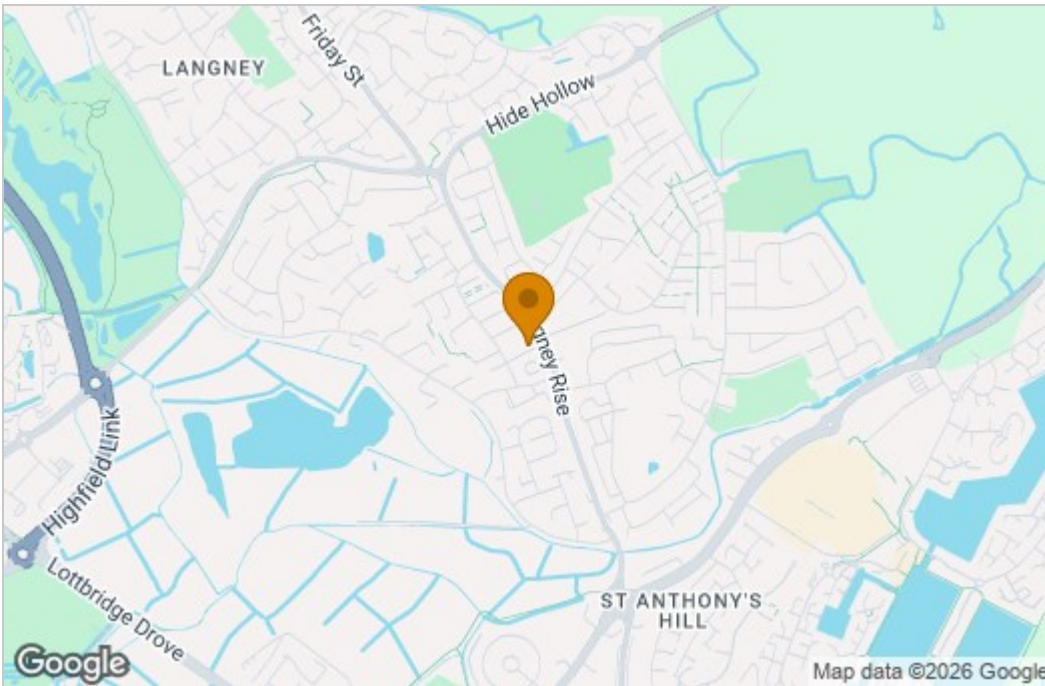
Approx Gross Internal Area  
78 sq m / 839 sq ft



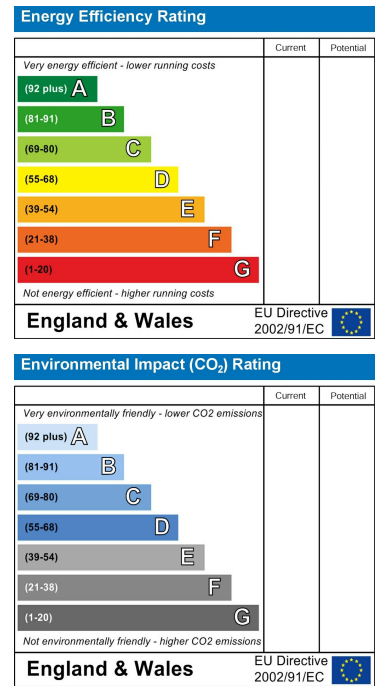
**Ground Floor**  
Approx 42 sq m / 447 sq ft

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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