BROOK GAMBLE









12 Falmer Close, Eastbourne, BN20 9AB

Price Guide £385,000

A chance to acquire a RARELY AVAILABLE three bedroom semi-detached house located in ONE OF EASTBOURNE'S PREMIER ADDRESSES in FALMER CLOSE, RATTON. The property is situated JUST A STONE'S THROW AWAY FROM WILLINGDON GOLF COURSE in a QUIET CUL DE SAC, with accommodation comprising LOUNGE AND SEPARATE DINING ROOM which leads onto a CONSERVATORY, kitchen, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, family bathroom, SUN BALCONY OVERLOOKING THE SIZEABLE GARDEN, with VIEWS ACROSS THE GOLF COURSE TOWARDS THE SOUTH DOWNS. The property also benefits from TWO OFF ROAD PARKING SPACES. Must see property. Sole Agents.

Double glazed front door to:

Entrance Hall
Under stairs storage cupboard. Further cupboard with with hanging rail and shelving above. Wall mounted thermostat. Radiator. Ceiling coving. Stairs rising to first floor landing.

Ground Floor Cloakroom
Low level WC. Wash hand basin. Double glazed window to side aspect.

Lounge 19'11" x 11'9" (6.07m x 3.58m)
Open fire with feature fire surround. Radiator. Ceiling coving. Wall light points. Double glazed bay window to front aspect, overlooking front garden. French doors to:

Dining Room 12'8" x 9'9" (3.86m x 2.97m)
Radiator. Ceiling coving. Wall light points. Wooden flooring. French doors to:

Conservatory 17'3" x 8'3" (5.26m x 2.51m)
Wall light points. Tiled floor. Double glazed sliding patio door leading onto rear garden. Door to:

Kitchen 13'9" x 8'9" (4.19m x 2.67m)
Fitted with a range of gloss fronted wall and base units with drawers. Single bowl ceramic sink unit with mixer tap. Complementary oak worktop. Tiled splashback. Space for range style gas cooker with extractor hood above. Space and plumbing for washing machine. Space for upright fridge freezer. Larder cupboard. Radiator. Tiled floor. Double glazed window to side aspect.

Stairs, from entrance hall, to:

First Floor Landing
Airing cupboard with shelving and housing hot water cylinder and Vaillant gas boiler. Storage cupboard.

Master Bedroom with En Suite Shower Room 15'7" x 11'9" (4.75m x 3.58m)
Built-in wardrobe with sliding mirror door. Radiator. Double glazed window to front aspect. Door to:

En Suite Shower Room
Walk-in shower cubicle with wall mounted Mira electric shower. Low level WC. Wash hand basin. Tiled splashback. Shaver point. Wall light point.

Bedroom 2 12'8" x 9'9" (3.86m x 2.97m)
Radiator. Ceiling coving. Double glazed windows to rear aspect. Double glazed door leading to:

Sun Balcony
Overlooking the rear garden, with fantastic view across Willingdon Golf Course, which borders the rear of the property, towards the South Downs National Park.

Bedroom 3 9'7" x 8'7" (2.92m x 2.62m)
Radiator. Ceiling coving. Double glazed window enjoying fine views across the rear garden towards the South Downs National Park and Willingon Golf Course.

Bathroom 6'11" x 6'9" (2.11m x 2.06m)
Coloured suite comprising bath with telephone style mixer tap, shower attachment and riser rail, low level WC and wash hand basin. Radiator. Part tiled walls. Ceiling coving. Double glazed window to front aspect.

Outside
The property enjoys the benefits of front and rear gardens. The front garden contains mature shrubs; there is a pathway to the property and the garden is enclosed by brick wall.

To the side of the property there is a large workshop area, which is in need of repair. A large patio extends to the entrance to the conservatory. The rear garden, which borders Willingdon Golf Course, is laid to lawn with paved pathway and pergola, mature shrubs and trees to borders and is enclosed by timber fencing.

Other Information
Council Tax Band D

Total floor area 108 square metres

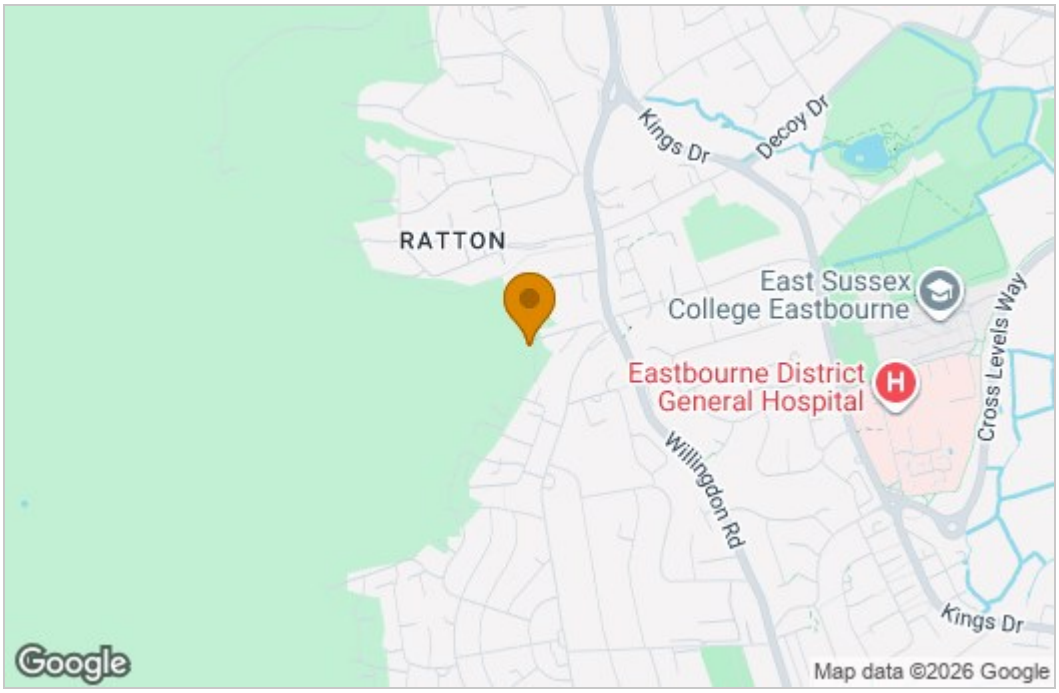
Floor Plan

Approx Gross Internal Area
118 sq m / 1268 sq ft

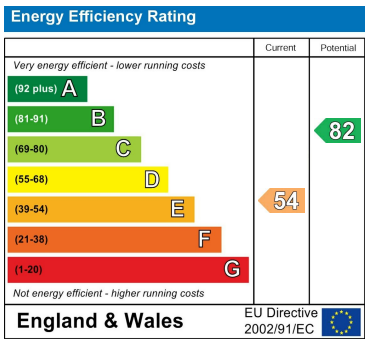


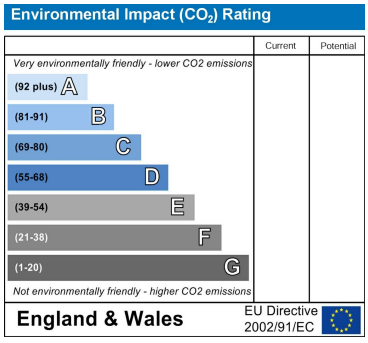
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph





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.

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