



# BROOK GAMBLE



## 8A Gorringe Close , Eastbourne, BN20 9SU

Brook Gamble are delighted to offer to the market this very well presented 2 bedroom semi-detached bungalow in sought after Willingdon. Set in a cul-de-sac location and occupying a large corner plot with fine views to The South Downs, the bungalow is considered to be mobility friendly with a gated driveway and ramped access to the side door. The bungalow boasts large gardens and a garage, whilst local schools and shops are a short distance away. Further benefits include the large bathroom with bath and shower cubicle, gas central heating and uPVC double glazing as well as a garage. Viewing is considered essential to fully appreciate this delightful home. Sole Agents.

**£350,000**

# 8A Gorringe Close

, Eastbourne, BN20 9SU



- Very Well Presented
- Large Corner Plot
- Gated Driveway
- Garage
- Views To SouthDowns
- Cul-De-Sac Location
- Gas Central Heating
- UPVC Double Glazing
- Sole Agents

## Entrance Hall

## Lounge / Dining Room

16'10 x 15'5 (5.13m x 4.70m)

## Kitchen

12'2 x 8'3 (3.71m x 2.51m)

## Bedroom 1

14'11 x 8 (4.55m x 2.44m)

## Bedroom 2

11'6 x 9'10 (3.51m x 3.00m)

## Bathroom

8'5 x 8'2 (2.57m x 2.49m)

## Outside

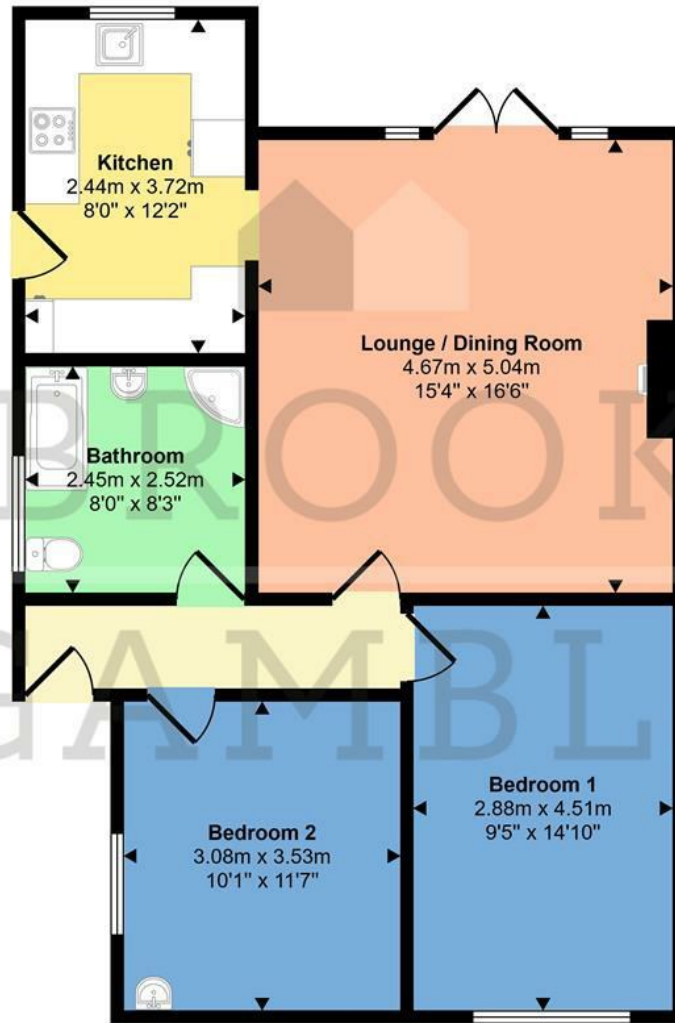


## Directions



# Floor Plan

Approx Gross Internal Area  
70 sq m / 751 sq ft



Floorplan

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.

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	