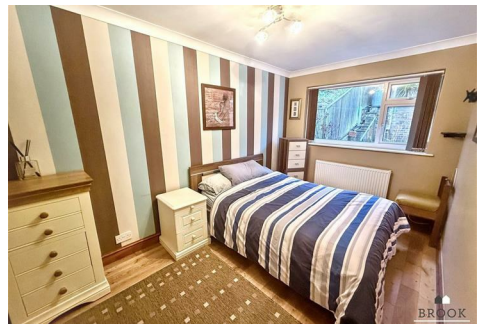




# BROOK GAMBLE



**45 Priory Heights, Eastbourne, BN20 8SP**

**£285,000**

Brook Gamble are delighted to be offering this two bedroom semi detached bungalow nestled at the foot of the downs, in the highly sought after Old Town area of Eastbourne, offering commanding outstanding views across the town towards the seafront, and with stunning sea views! Being offered with vacant possession and chain free it would suit a host of buyers. With a spacious lounge and open fire and lovely oak flooring, two good sized bedrooms that overlook the low maintenance rear garden, ample parking for vehicles and a car port and garage. The modern fitted kitchen is delightful and the decor throughout is extremely tasteful. Viewing is by appointment with the sellers sole agents.

## **Accommodation Comprising**

Double glazed main front door

Entrance hallway

Radiator, coving to ceiling, storage cupboard housing wall mounted gas central heating Worcester gas central heating boiler. Laminate wood flooring.

Kitchen

Fitted in a range of wall and floor cupboards and base cream gloss fronted units, insect four ring gas hob with extractor hood above and electric oven beneath, complimentary work surface, single bowl stainless steel sink unit and mixer tap, splashback, space and plumbing for washing machine, space for upright fridge freezer, laminate wood flooring, double glaze window to side aspect, double glaze door leading to undercover carport and garage.

Lounge

With feature fire surround, and open fire, coving to ceiling, radiator, oak flooring, large double glazed window to front aspect enjoying fantastic far reaching views towards Eastbourne seafront and the sea.

Inner hallway

Oak wood flooring, radiator, coving to ceiling, hatch to loft.

Bedroom one

With oak wood flooring, Filton wardrobe with hanging rails, coving to ceiling, double glaze window to rear aspect, radiator.

Bedroom two

Radiator, coving to ceiling, oak wood flooring, double glazed doors leading onto rear garden.

Shower room

Comprising walk-in shower cubicle, with wall mounted shower, shower attachment and riser rail. Fully tiled walls. Wash hand basin with mixer tap. Low-level WC. Heated towel ladder. Recessed spotlighting. Double glaze window to side aspect.

Rear garden

The rear garden is tiered in three levels, as you come out of the French doors from bedroom two directly onto a large patio area to a Westerly aspect, to further level tiers, gate leading to garage.

Front garden

The delightful front garden offers a wonderful little patio, raised flower bed borders, and is laid mainly to lawn with fantastic for reaching views across old town towards the sea with stunning sea views.

Garage and off-road parking

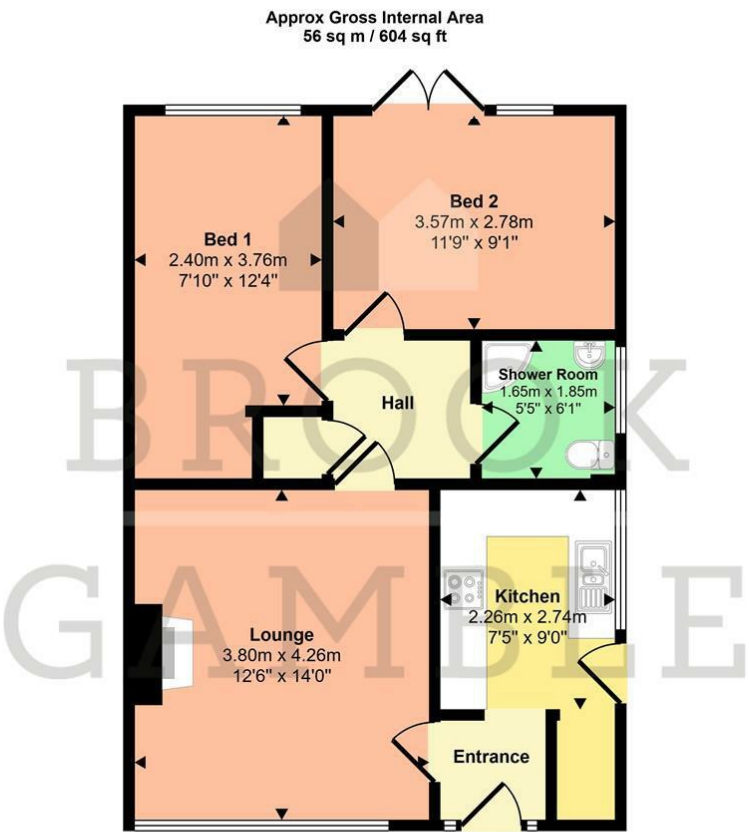
The property benefits from plenty of off-road parking for a number of vehicles to include an undercover carport and garage.

Garage has an up and over door and double glazed window.

Council Tax Band C



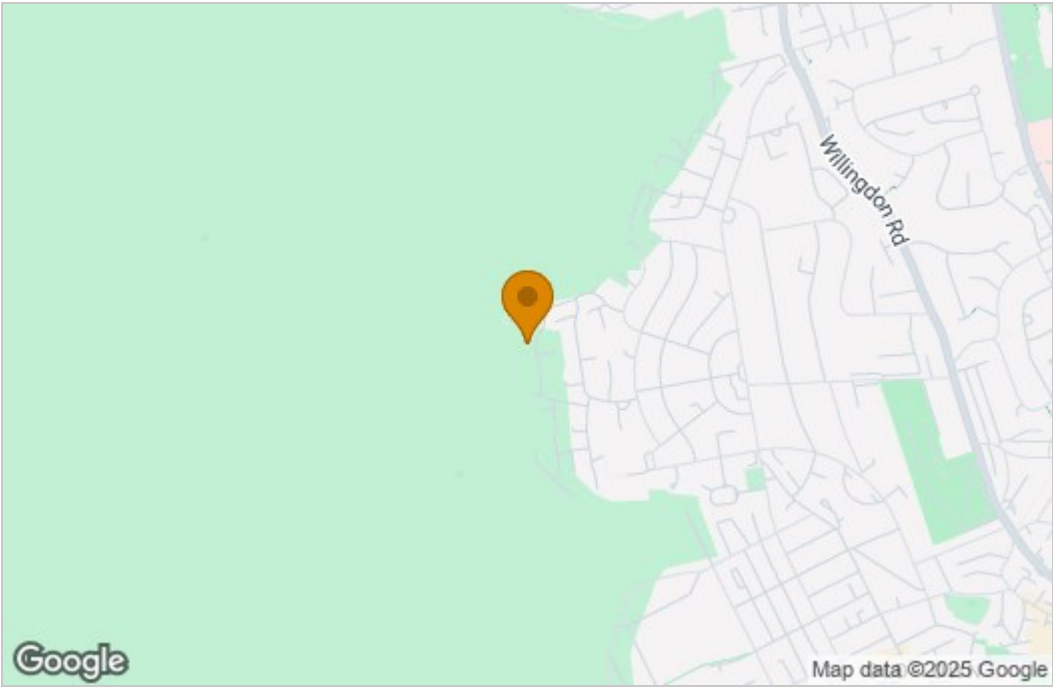
Floor Plan



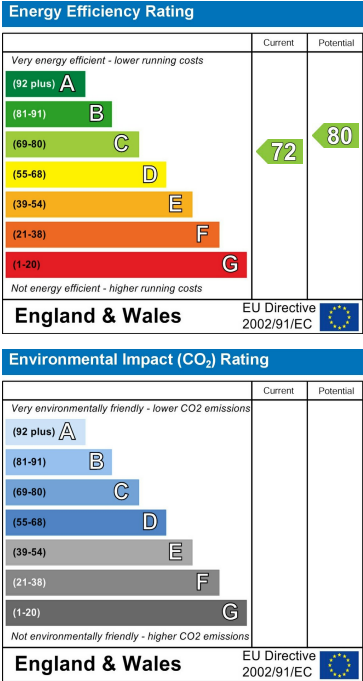
Floorplan

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.

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.