



BROOK GAMBLE



4 Church Lane , Eastbourne, BN21 1HU

Brook Gamble are delighted to offer to the market this Grade II Listed detached house adjacent St Marys Church and Churchyard in the heart of the much sought after Old Town area of Eastbourne. Having been converted from 3 cottages in the 1960's the property enjoys a wealth of features whilst offering good sized accommodation. The ground floor comprises the large open plan Dining Room and Living Room, as well as the Kitchen and Cloakroom. The first floor comprises the 3 good sized bedrooms and the bathroom. The rear garden is arranged as an attractive courtyard whilst there is also a garage accessed from the rear. Enjoying the wonderful views of St Marys Church and it's Churchyard, the historic Lamb Inn, Waitrose and Gildredge Park are just a short walk away, whilst nearby bus services offer access into Eastbourne Town Centre and Surrounds. Being offered to the market chain free, viewing is considered essential to fully appreciate this fine home. Sole Agents.

£599,950

4 Church Lane

, Eastbourne, BN21 1HU



- Detached Grade II Listed Home
- Large Open-Plan Living Space
- Garage
- Adjacent St Marys Church
- Cloakroom
- Chain Free
- Sought After Old Town
- Courtyard Rear Garden
- Sole Agents

Entrance Hall

Dining Room

15'10 x 11' (4.83m x 3.35m)

Living Room

19'x 13'6 (5.79mx 4.11m)

Kitchen

11'9 x 8'4 (3.58m x 2.54m)

Inner Hallway

Cloakroom

First Floor Landing

Bedroom 1

19'2 x 12'5 (5.84m x 3.78m)

Bedroom 2

12'11 x 12'4 (3.94m x 3.76m)

Bedroom 3

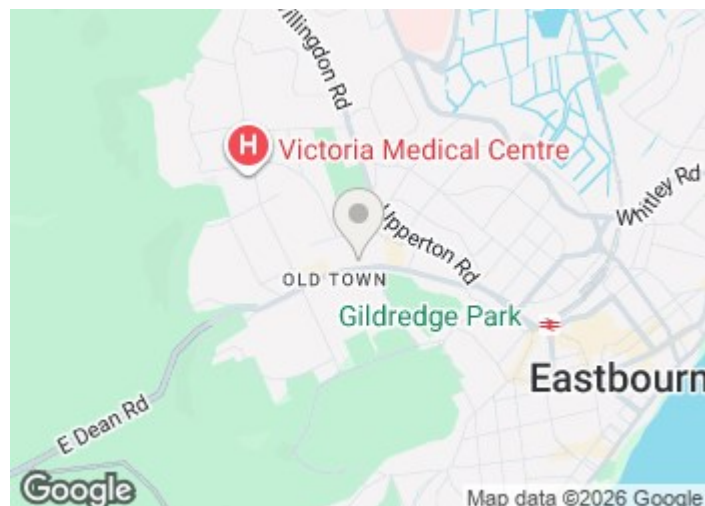
12'2 x 11'10 (3.71m x 3.61m)

Bathroom

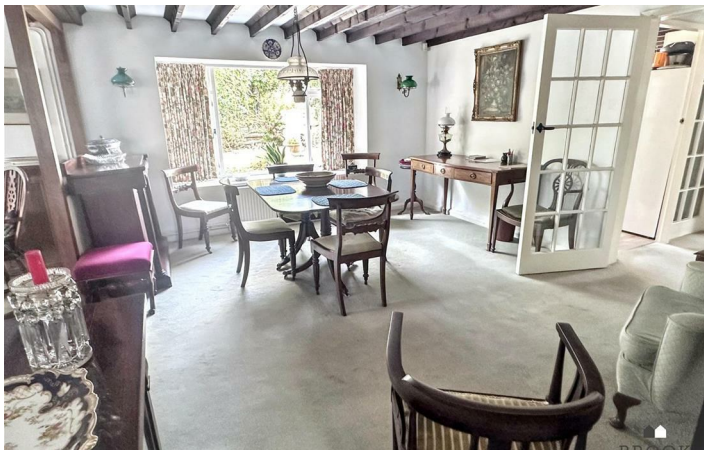
Rear Garden

Garage

17'5 x 9' (5.31m x 2.74m)



Directions

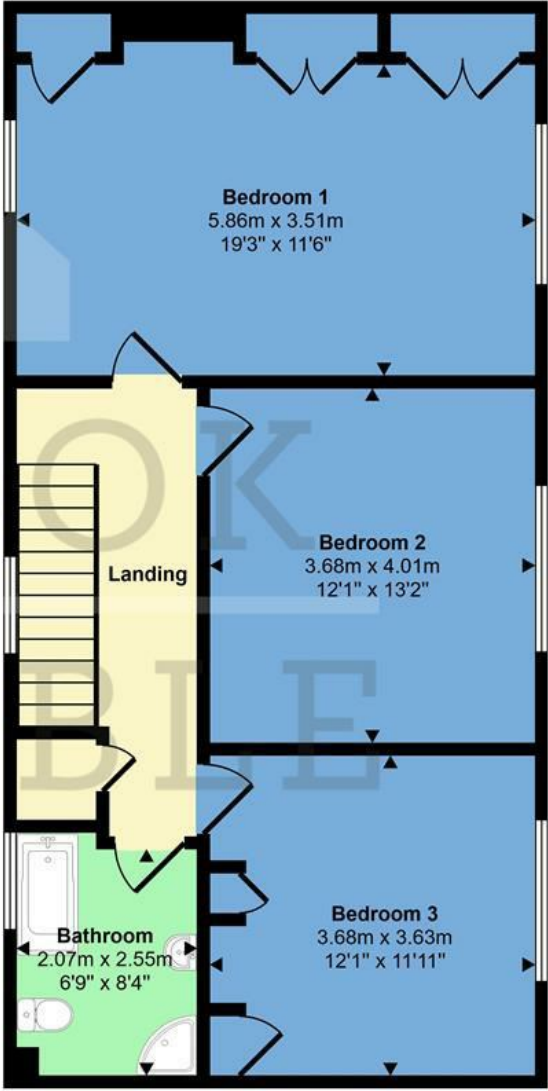


Floor Plan

Approx Gross Internal Area
144 sq m / 1546 sq ft



Ground Floor
Approx 74 sq m / 792 sq ft



First Floor
Approx 70 sq m / 754 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.

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.

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