



BROOK GAMBLE



3 Thackeray Close, Eastbourne, BN23 7TJ

£399,950

Brook Gamble are delighted to be offering an extremely well presented, three bedroom link detached extended house in a private cul de sac located in the popular Langney area of Eastbourne. The property benefits from a spacious Lshaped Lounge with dining area, and adjoining extension with skylight window with French doors that lead onto the low maintenance south westerly facing rear garden. Three good sized bedrooms, double glazing and gas centrally heated throughout, modern fitted kitchen with built in appliances, double glazed, integral garage, and also benefitting from solar panels that generate electricity for the property during the day time and also sell excess energy back to the national grid generating an income. The block paved driveway to the front provides ample off road parking for vehicles, and a garage with electric roller door. The property is offered chain free, and viewing is strictly by appointment.

Accommodation Comprising

Double glazed main front door

Entrance porch

Glazed door leading into hallway.

Hallway

Radiator, coving to ceiling, under stair storage cupboard, stairs rising to first floor landing, glazed balustrades, Laminate flooring.

Kitchen

Fitted in a range of wall and floor cupboards and base units in cream gloss fronted cabinets, one and a half bowl sink unit and mixer tap, complementary Work surface, tiled splashback, inset four ring electric hob, with extractor hood above and double oven beneath, fitted fridge freezer, fitted dishwasher, space and plumbing for washing machine, coving to ceiling, recessed spotlighting with LED lighting, laminate wood flooring, double glazed window to front aspect.

Door leading into integral garage.

Integral garage

Electric roller door, wall mounted gas central heating Worcester boiler, complementary worktop and space for appliances underneath, double glazed door leading onto garden.

Ground floor cloakroom

Low-level WC, wash hand basin vanity unit, with tiled splashback, radiator, double glazed window to side aspect, laminate flooring.

Lounge/Dining Room

Radiator, coving to ceiling, further radiator, wall mounted electric fire with remote control, bifold doors leading into conservatory, double glazed window overlooking conservatory.

Reception Room two

Two radiators, vaulted ceiling skylight, recessed spotlighting, laminate flooring, French doors leading onto garden.

Rear garden

With fenced borders, laid to low maintenance sandstone patio, with gate to side. Storage shed.

First floor landing

Double glazed window to side aspect, coving to ceiling.

Bedroom one

Radiator, coving to ceiling, built-in wardrobe with sliding mirror doors, laminate wood flooring, double glazed window to rear aspect overlooking rear

garden.

Bedroom two

Radiator, built in cupboard with mirrored doors, coving ceiling, double glazed window to front aspect.

Bedroom three

Radiator, coving to ceiling, double glazed window to rear aspect.

Shower room

Walk-in shower cubicle wall mounted shower and riser rail with shower attachment, low-level WC, wash hand basin vanity unit, electric shaver point, tiled flooring, heated towel ladder, tiled splash back. Tiled flooring.

Front garden

Block paved driveway providing off-road parking for vehicle vehicles, and also parking in front of garage.

Solar Panels

The property owns its own bank of solar panels, the solar panels generate electricity that helps with energy bill costs, and also is sold back to the national grid and generates an annual income. (costs awaited)

Security Cameras system

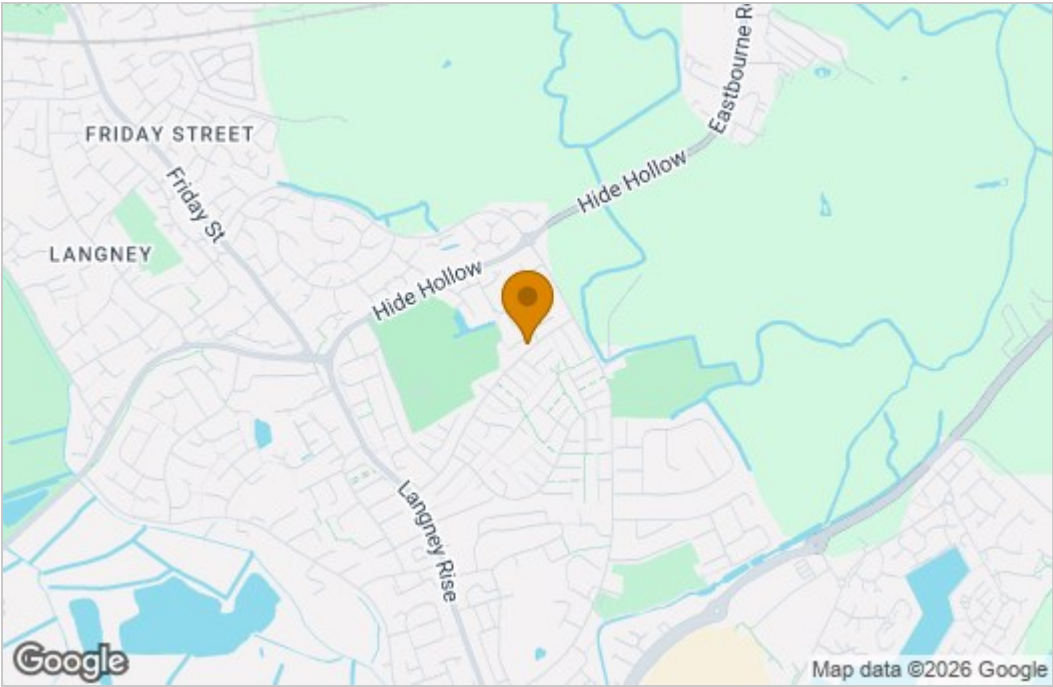
The property benefits from its own CCTV system.

Floor Plan

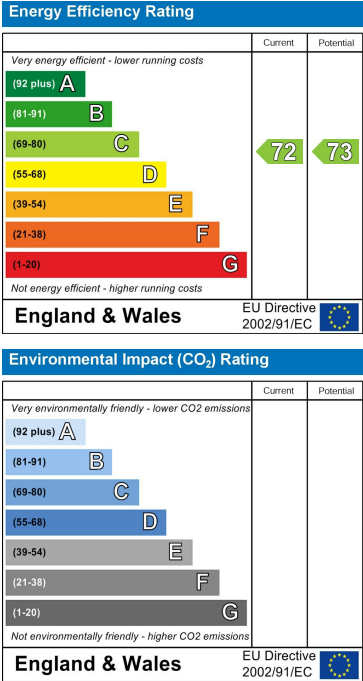


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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