



BROOK GAMBLE



60 Maywood Avenue, Eastbourne, BN22 0TN

£274,950

Brook Gamble are delighted to offer to the market this very well presented 3 bedroom end of terrace house in Hampden Park. The property is tastefully presented and boasts ground floor accommodation comprising the good sized and tastefully decorated Lounge/Dining Room, a modern Kitchen and a Cloakroom. The 3 bedrooms and the bathroom make up the first floor accommodation. The good sized rear garden is laid to lawn with a paved patio, whilst there is also a Garage in a nearby block. Further benefits include gas central heating and uPVC double glazing, as well as the proximity to local schools, shops and bus services. Viewing is considered essential to fully appreciate this lovely home. Sole Agents.

Entrance Porch

Frosted UPVC double glazed front door opening into; Entrance Porch with frosted UPVC double glazed window to front and side and door to external storage cupboard.

Entrance Hall

Glazed inner door opening into Entrance Hall; with laminate wood effect flooring, cloaks cupboard with clothes rail and shelving. Further storage cupboard with shelving, wall mounted digital thermostat, radiator.

Cloakroom

Suite comprising low flush WC wash basin with splashback set into vanity unit with cupboard below. Frosted UPVC double glazed window to Entrance Porch.

Lounge/Dining Room 17'2 x 13'11 (5.23m x 4.24m)

Radiator, feature wood panelled wall, storage cupboard, UPVC double glazed window to rear, UPVC double glazed sliding patio door opening onto Rear Garden.

Kitchen 11'11 x 8'10 (3.63m x 2.69m)

Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with splashback, cooker above and electric double oven below, space and plumbing for washing machine, space for fridge freezer, further appliance space, breakfast bar, laminate wood effect flooring, UPVC double glazed window to front.

First Floor Landing

Stairs rising From Entrance Hall to First Floor Landing; with radiator, hatch to loft space, UPVC double glazed window to side. Linen cupboard with insulated cylinder and slatted shelving above.

Bedroom 1 11'11 x 10'9 (3.63m x 3.28m)

Measurements exclude to the depth of the built-in double wardrobe cupboard, radiator, UPVC double glazed window to front with far reaching rooftop views.

Bedroom 2 11'7 x 9' (3.53m x 2.74m)

Measurements are excluding the door recess. Measurements also included the depth of the built-in double wardrobe cupboard. Radiator, UPVC double glazed window to rear.

Bedroom 3 7'10 x 7'9 (2.39m x 2.36m)

Radiator, UPVC double glazed window to rear.

Bathroom

Suite comprising panelled bath with mixer taps, wall mounted shower unit with both handheld shower attachment and rainfall showerhead. Glazed shower

screen, wash basin with mixer tap inset into vanity unit with cupboards below. Low flush WC, radiator, frosted UPVC double glazed window to front.

Outside

There are gardens to the front and rear of the property. The front garden is laid to lawn whilst the rear garden has a paved patio with steps leading to lawn. There is a brick built storage shed. The garden is enclosed by timber fencing with gates for side and rear access.

There is Garage in the nearby block.

Other information

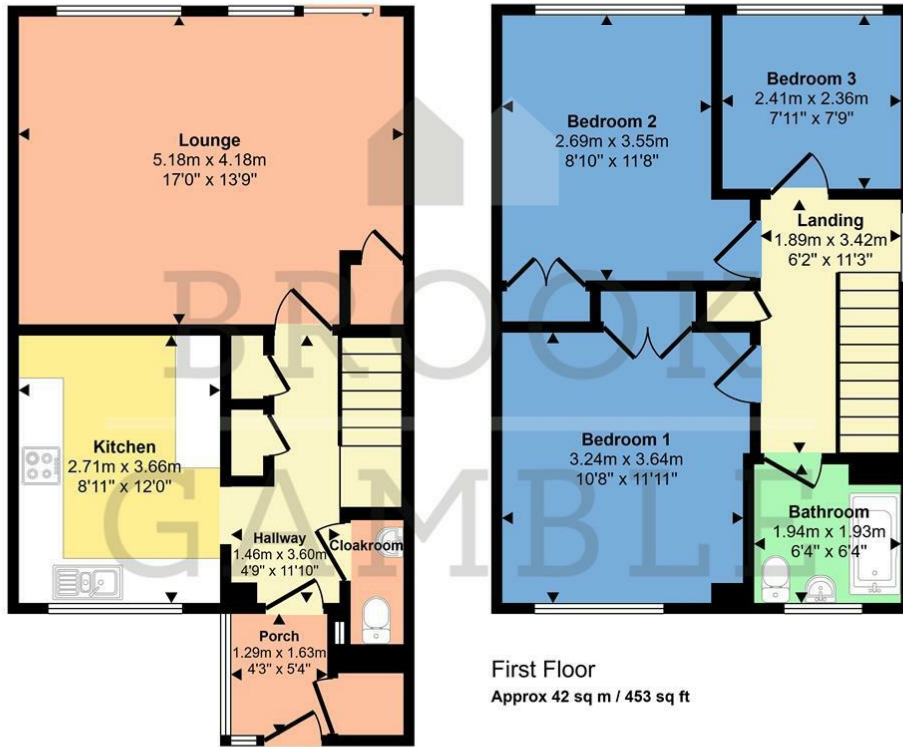
Boiler was installed in 2019 - and has a current service record.

Electric consumer unit installed in 2019.

Loft has a pull down ladder.

Floor Plan

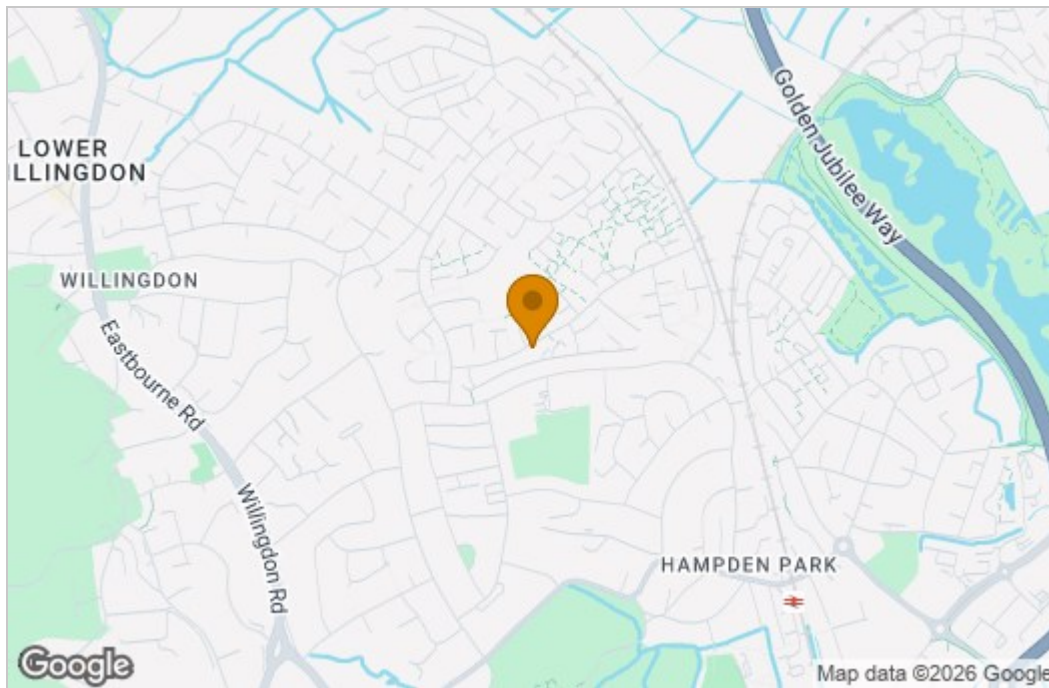
Approx Gross Internal Area
88 sq m / 942 sq ft



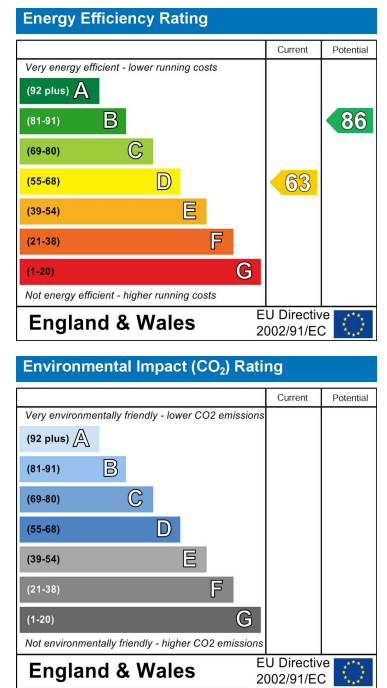
Ground Floor
Approx 45 sq m / 489 sq ft

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



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