



# BROOK GAMBLE



**40 Avard Crescent, Eastbourne, BN20 8TY**

**£315,000**

Brook Gamble are delighted to offer to the market this very well presented 3 bedroom terraced house in the much sought after Old Town area of Eastbourne. The house has been the subject of much improvement by the present owners and as such benefits from a wood burning stove in the Lounge, whilst also boasting a lovely refitted Kitchen with bi-fold doors leading to the good sized rear garden. With off street parking for 2 vehicles to the front of the house, the property is ideally located for popular local schools for all ages as well as local shops, a nearby playpark and bus services in and out of Eastbourne. Viewing is considered essential to fully appreciate this lovely home. Sole Agents.

### **Entrance Porch**

Composite glazed front door opening into Entrance Porch; with UPVC double glazed windows and light. Glazed inner door opening into Entrance Hall.

### **Entrance Hall**

Laminate wood effect flooring, vertical radiator, doorway to Lounge and doorway to Kitchen.

### **Lounge 13'10 x 12'2 (4.22m x 3.71m)**

Woodburning stove with Stone hearth, vertical radiator, laminate wood effect flooring, UPVC double glazed window to front.

### **Kitchen 13'7 x 10'7 (4.14m x 3.23m)**

Single drainer one and a half bowl sink unit with cupboard below. Further range of drawers and base units with wooden working surfaces over, incorporating five ring gas hob with twin electric ovens below and cooker above. Integrated dishwasher, wall units, space for fridge freezer, storage cupboard,, glazed window and bifold doors opening onto Rear Garden.

### **First Floor Landing**

Turning staircase rising from Entrance Hall to First Floor Landing. UPVC double glazed window to rear, hatch to loft space, linen cupboard with shelving.

### **Bedroom 1 11'11 x 11'10 max (3.63m x 3.61m max)**

Measurements exclude door recess. Radiator, UPVC double glazed window to front with views to the South Downs.

### **Bedroom 2 13'5 x 9'6 (4.09m x 2.90m)**

Radiator, UPVC double glazed window to front with views to the South Downs.

### **Bedroom 3 10'8 x 7'7 (3.25m x 2.31m)**

Measurements exclude door recess. Built-in wardrobe cupboard with clothes rail and shelving, radiator, UPVC double glazed window to rear.

### **Bathroom**

Bath, wall mounted shower unit with handheld shower attachment and rainfall showerhead. Glazed shower screen, wash basin, low flush WC, heated towel rail, extractor fan, part tiling to walls, two frosted UPVC double glazed windows to rear.

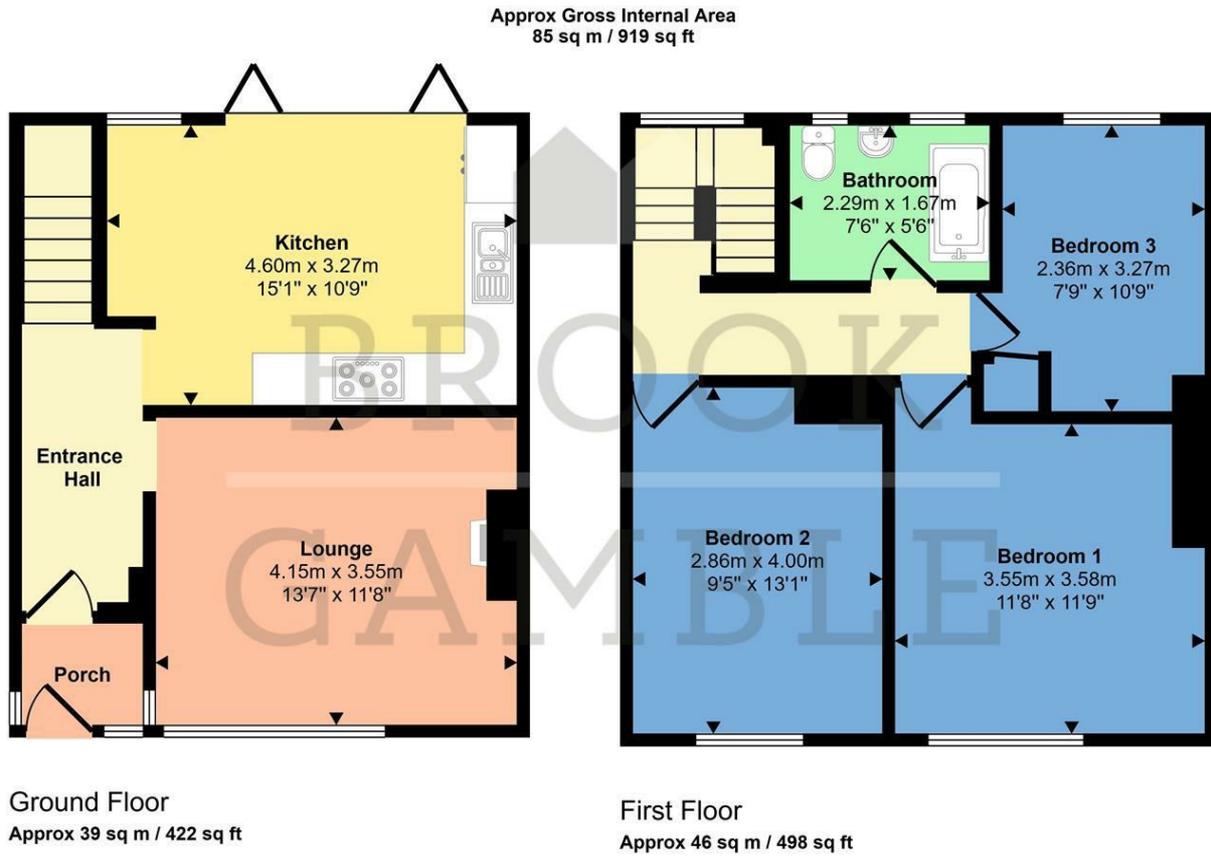
### **Outside**

To the front of the property is a driveway for off street parking for 2 vehicles. A shared covered passageway leads to a gate giving access to the Rear Garden.

The Rear garden enjoys a good sized lawn and a wooden decked patio. There is a storage shed with a UPVC double glazed window and UPVC double glazed double doors. There is also a further brick built shed with space and plumbing for the washing

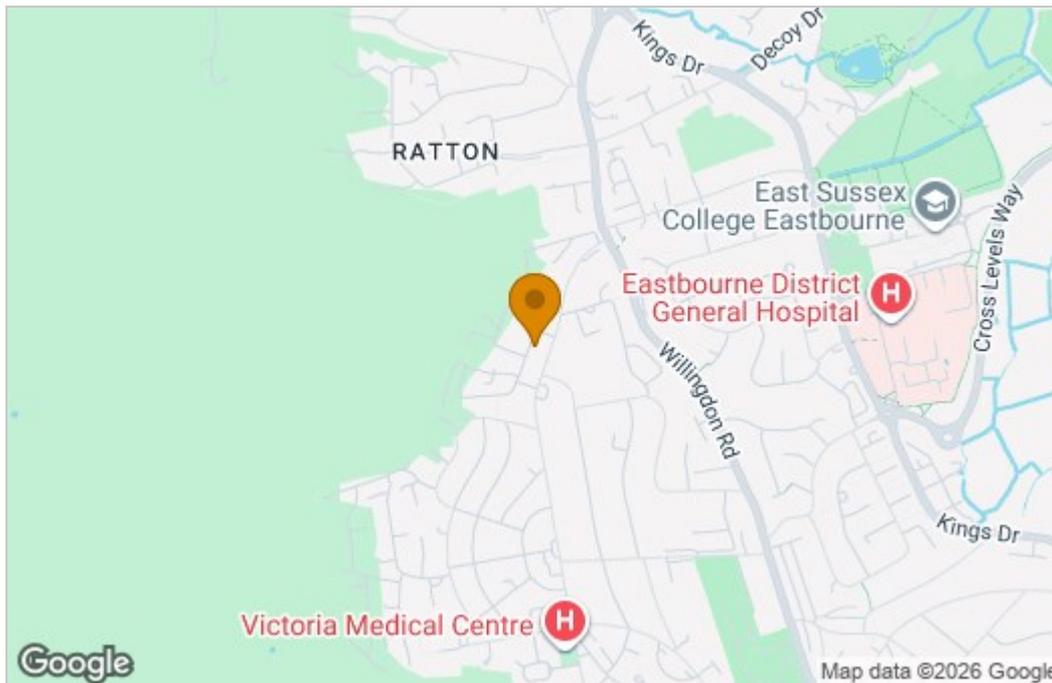
machine and appliance space above and cloakroom with WC.

## Floor Plan

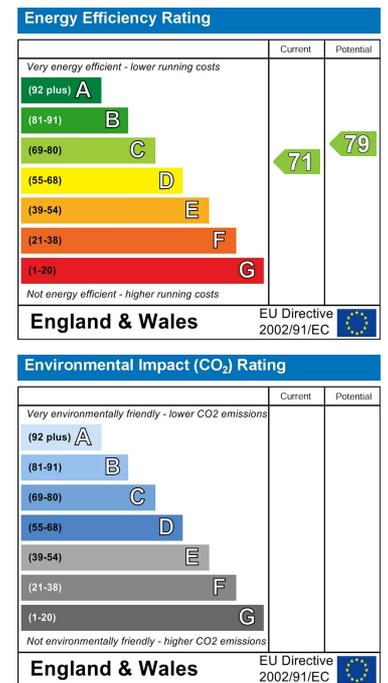


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

## Area Map



## Energy Efficiency Graph



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.