



BROOK GAMBLE



1 Hodcombe Close, Eastbourne, BN23 8JA

£499,950

Located in the popular Langney area of Eastbourne, this substantially and skilfully extended property boasts 4 first floor bedrooms and a self-contained one bedroom annexe. The house and annexe are inter-connecting with the main house arranged with a ground floor consisting of the lounge, large kitchen, conservatory and cloakroom, complimented by 4 first floor bedrooms and a shower room. The annexe enjoys a private front door, lounge, kitchen, bedroom and wet room. Further benefits include gas central heating and uPVC double glazing. The property offers versatile accommodation to suit a wide range of requirements and is well located for local schools, shops and bus routes. The house really needs to be viewed to appreciate all it offers. Sole Agents.

Entrance Hall

UPVC front door opening into Entrance Hall; with radiator, understairs cupboard, inset ceiling spotlights, dado rail, UPVC double glazed window to side.

Cloakroom

Low flush WC, wash basin, part tiling to walls, frosted UPVC double glazed window to front.

Lounge 16'3 x 10'7 (4.95m x 3.23m)

Wood floor, radiator, UPVC double glazed window to front. Inset ceiling spotlights, UPVC double glazed double doors to Rear Garden.

Kitchen 21'1 x 10'1 (6.43m x 3.07m)

Kitchen Island having single drainer sink unit with mixer taps and cupboard below along with further drawers and base units with working surfaces is over, integrated dishwasher and breakfast bar. Further drawers and base units with working surfaces over. Space for range oven with cooker hood above. Wall units, radiator, space for fridge freezer, inset ceiling spotlights, roof light, open plan archway to Conservatory.

Conservatory 15'1 x 11'10 (4.60m x 3.61m)

With space and plumbing for washing machine and further appliance space. Pitched roof, radiator, UPVC double window windows and double doors leading onto Rear Garden.

Landing

UPVC double window to side, dado rail, hatch to space, cupboard housing wall mounted gas boiler.

Bedroom 1 10'11 x 9'6 (3.33m x 2.90m)

UPVC double glazed window to front, UPVC double glazed window to rear, radiator.

Bedroom 2 9'1 excl door recess x 8'9 (2.77m excl door recess x 2.67m)

Radiator, UPVC double glazed window to rear.

Bedroom 3 10'6 x 8'4 (3.20m x 2.54m)

Radiator, UPVC double glazed window to front.

Bedroom 4 8' x 7'7 (2.44m x 2.31m)

Radiator, UPVC double glazed window to front.

Shower Room

Glazed shower screen, tiled walls, heated towel rail, low flush WC, wash basin inset into vanity unit, extractor fan, frosted UPVC double glazed window to rear. Inset ceiling spotlights.

Adjoining Annexe

The annexe boasts a private front door opening into the Lounge and a further door to the Entrance Hall of the main house.

Annexe Lounge 15'7 x 11' (4.75m x 3.35m)

Laminate wood effect flooring, radiator, roof lantern,

inset ceiling spotlights, private composite door to front entrance, open plan to Annexe Kitchen.

Annexe Kitchen 10'9 x 9'3 (3.28m x 2.82m)

Single drainer sink unit with mix taps and cupboard below. Further drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above. Eye-level electric double oven, space for fridge freezer, space and plumbing for washing machine, breakfast bar, laminate wood effect flooring, part tiling to walls, wall units, inset ceiling spotlights, UPVC double glazed window to front. Open plan to Annexe Lounge.

Annexe Bedroom 16'9 x 7'4 (5.11m x 2.24m)

Vaulted ceiling with velux window, two radiators, inset ceiling spotlights, laminate wood effect flooring.

Annexe Wet Room

Wall mounted shower unit, low flush WC, pedestal wash basin, radiator, part tiling to walls, extractor fan, inset ceiling spotlights, heated towel rail.

Outside

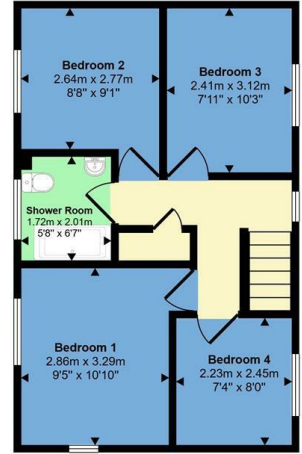
There are gardens to the side and rear of the property. The rear garden is laid mainly to lawn and enclosed by timber fencing with a gate for side access.

Floor Plan

Approx Gross Internal Area
152 sq m / 1638 sq ft



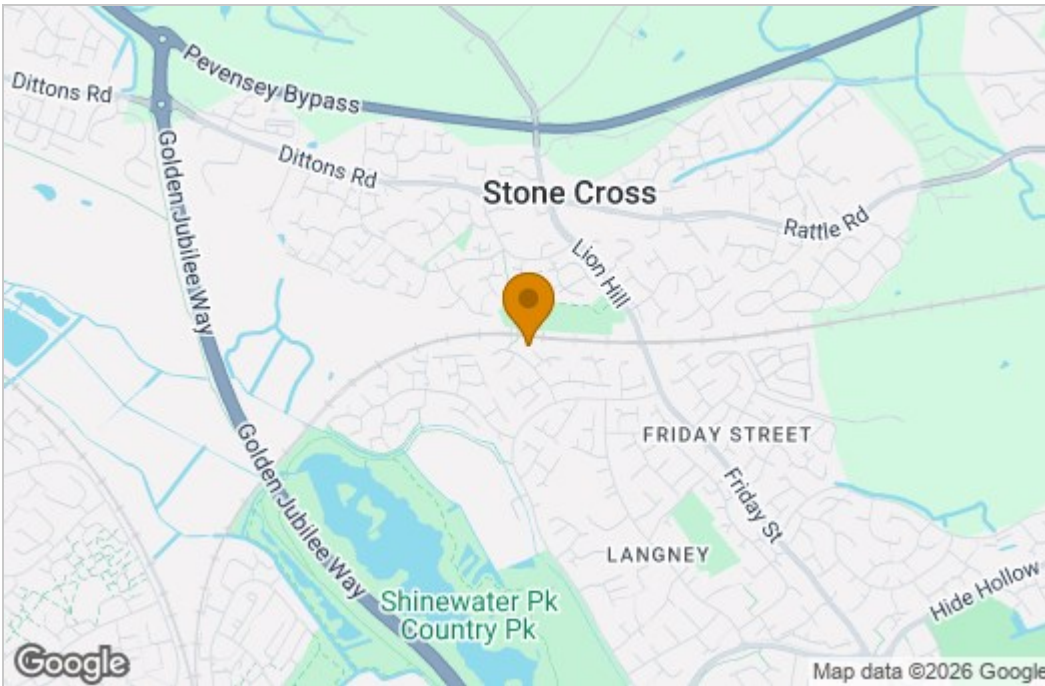
Ground Floor
Approx 108 sq m / 1167 sq ft



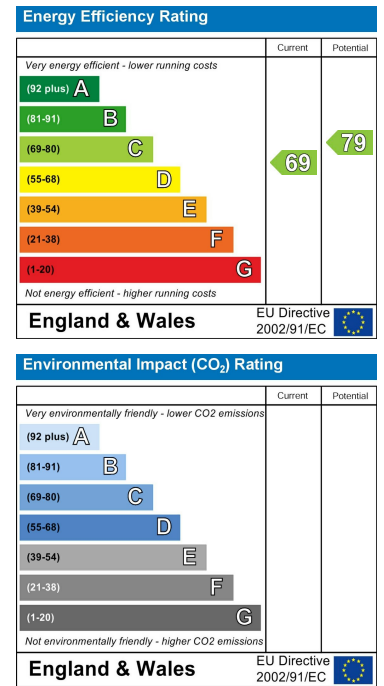
First Floor
Approx 44 sq m / 470 sq ft

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



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.