



# BROOK GAMBLE



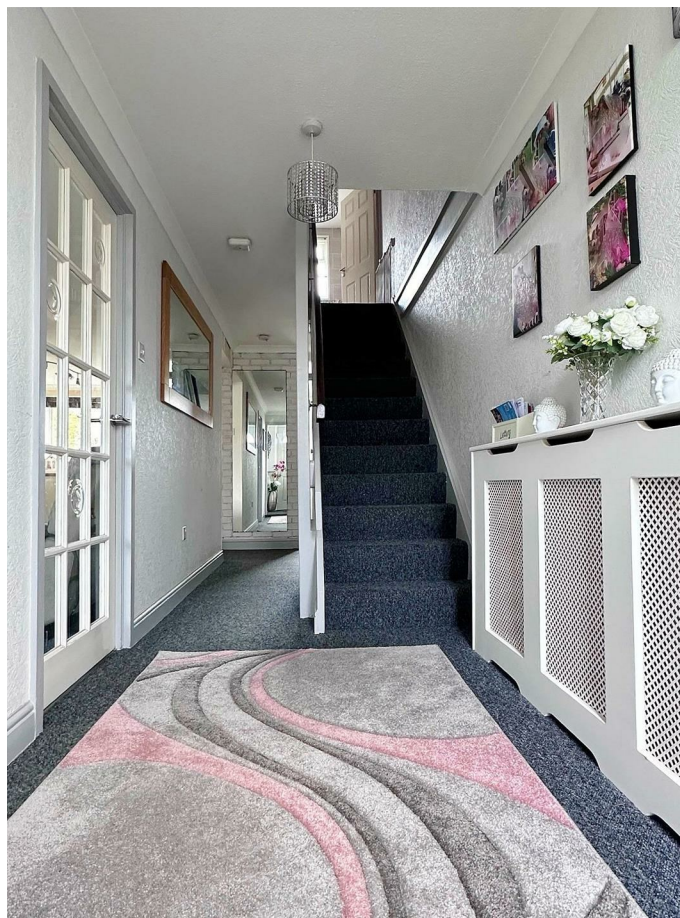
**22 Faversham Road, Eastbourne, BN23 7JH**

**Offers In Excess Of £269,950**

Brook Gamble are pleased to offer to the market this EXTENDED three bedroom end of terrace house in Langney. The property boasts OPEN PLAN LIVING ACCOMMODATION with a 28' lounge/kitchen. There is a GROUND FLOOR SHOWER ROOM and FIRST FLOOR BATHROOM. The ATTRACTIVE REAR GARDEN offers a patio and HOME OFFICE/SUMMERHOUSE. Benefitting from gas central heating and uPVC double glazing, and being WELL LOCATED FOR SCHOOLS AND SHOPS, viewing is considered essential. Sole Agents.

Composite front door, with uPVC frosted double glazed side screen, opening into:

### Entrance Hall



Under stairs storage cupboard. Radiator.

### Lounge 16'10~" x 12'2" (5.13m~" x 3.71m)



Radiator. uPVC double glazed window to front. Glazed door to entrance hall. Open plan to:

### Kitchen 11'6" x 11'5" (3.51m x 3.48m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for electric cooker with cooker hood above. Space for dishwasher. Space for American style fridge-freezer. Wall units. Radiator. Part tiling to walls. uPVC double glazed window to rear. Glazed door to entrance hall.

Door way, from entrance hall, to:

### Rear Entrance Hall

Radiator. uPVC double glazed window to rear garden.

## Shower Room



Shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Wash basin. Tiled walls. Frosted uPVC double glazed window to rear.

Stairs, from entrance hall, to:

### First Floor Landing

Hatch to loft. Door to:

### Utility Cupboard

Space and plumbing for washing machine with work surface over and slatted shelving above.

## Bedroom 1 13'7" x 10'2" max (4.14m x 3.10m max)



(Measurements include depth of built-in wardrobes). Built-in wardrobes. Radiator. uPVC double glazed window to rear.

## Bedroom 2 11'6" x 9'0" excluding door recess (3.51m x 2.74m excluding door recess)



Radiator. uPVC double glazed window to front with views towards South Downs.

### Bedroom 3 8'7" x 8'3" (2.62m x 2.51m)



Built-in cupboard. Radiator. uPVC double glazed window to front with views to South Downs.

### Bathroom



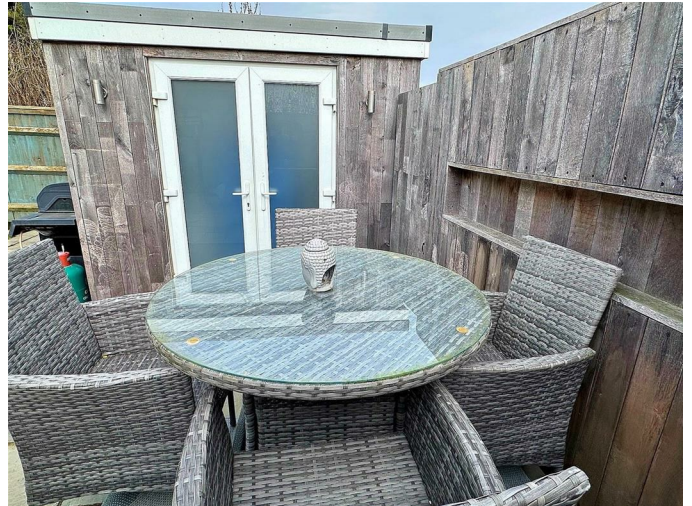
Bath with mixer tap, hand held shower attachment and rainwater shower head. Glazed shower screen. Low level WC. Wash basin inset into vanity cupboard. Heated towel rail. Tiled walls. Inset ceiling spotlights. Frosted uPVC double glazed window to rear.

### Rear Garden



The rear garden includes an artificial lawn and paved patio. The garden is enclosed by wall and timber fencing with gate for rear access.

### Summerhouse/Home Office 8'4" x 5'9" (2.54m x 1.75m)



Light and power. Frosted uPVC double glazed double doors.

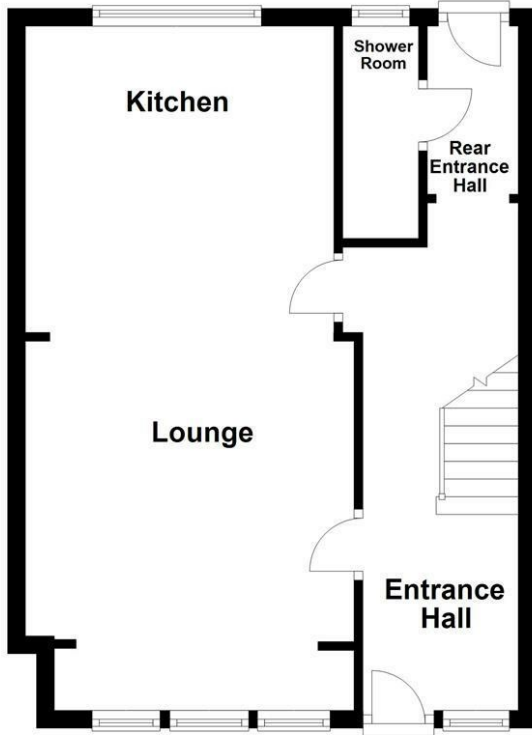
### Other Information

Council Tax Band B

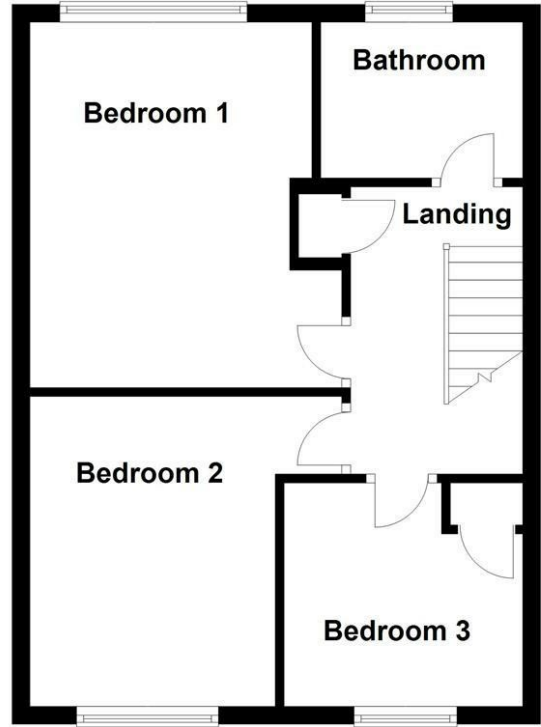
Total Floor Area 97 square metres

# Floor Plan

## Ground Floor

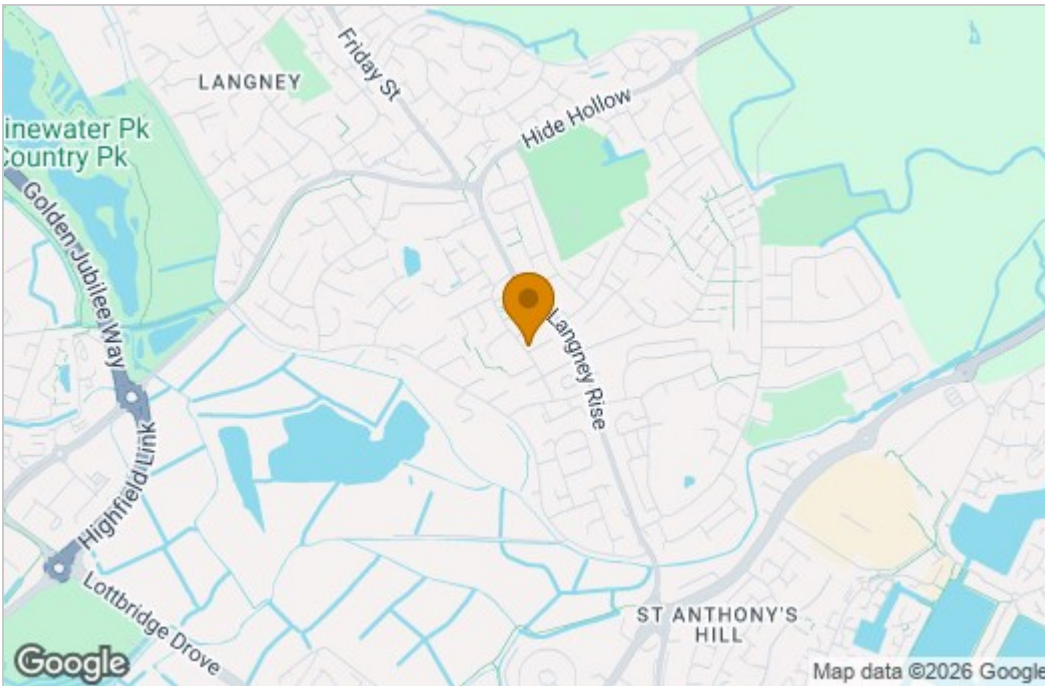


## First Floor

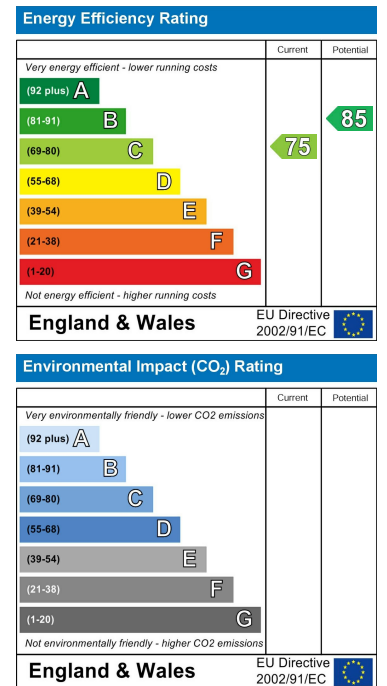


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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