



BROOK GAMBLE



37 Cobbold Avenue
, Eastbourne, BN21 1UY

Brook Gamble are delighted to offer to the market this good sized 3 bedroom detached house in the much sought after Old Town area of Eastbourne. The property has been in the same ownership for many years and as such is in need of some modernisation. Fine views to The South Downs are enjoyed from both of the principle reception rooms, whilst even better views are enjoyed from the 2 largest bedrooms. The ground floor accommodation comprises the Lounge and Dining Room, Cloakroom, Kitchen and a Sun Room, with the 3 Bedrooms and Shower Room on the first floor. The Rear Garden is a particular feature and the large lawn is complimented by mature trees and shrubs. There is a driveway for off street parking and a Garage. Being sold chain free, viewing is considered essential. Sole Agents.

£450,000

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- Sought After Location
- Gas Central Heating
- Close Popular Schools & Shops
- Sole Agents
- Stunning Panoramic Views
- UPVC Double Glazing
- Garage
- In Need Of Some Modernisation
- Large Rear Garden.
- Chain Free

Entrance Porch

7' x 4' (2.13m x 1.22m)

Entrance Hall

Cloakroom

Lounge

14'5 x 13'1 (4.39m x 3.99m)

Dining Room

11'9 x 10'11 (3.58m x 3.33m)

Kitchen

11'6 x 10'5 (3.51m x 3.18m)

Inner Hallway

Sun Room

10'1 x 7 (3.07m x 2.13m)

First Floor Landing

Bedroom 1

14'4 x 12'2 (4.37m x 3.71m)

Bedroom 2

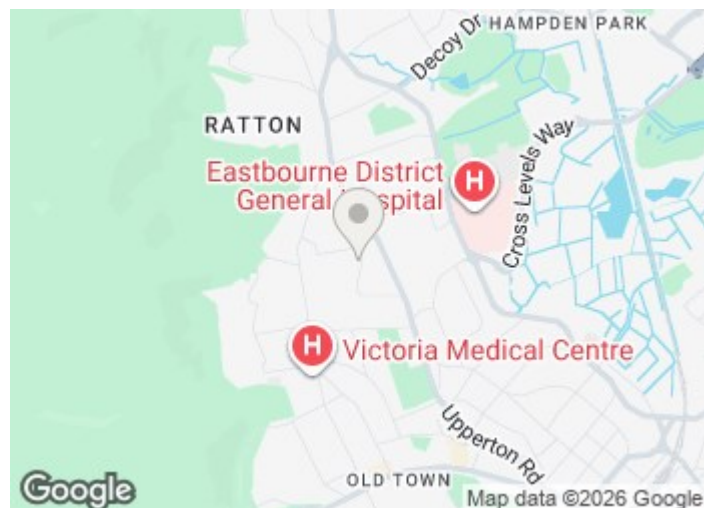
12'6 x 11'9 (3.81m x 3.58m)

Bedroom 3

9' x 8'8 (2.74m x 2.64m)

Shower Room

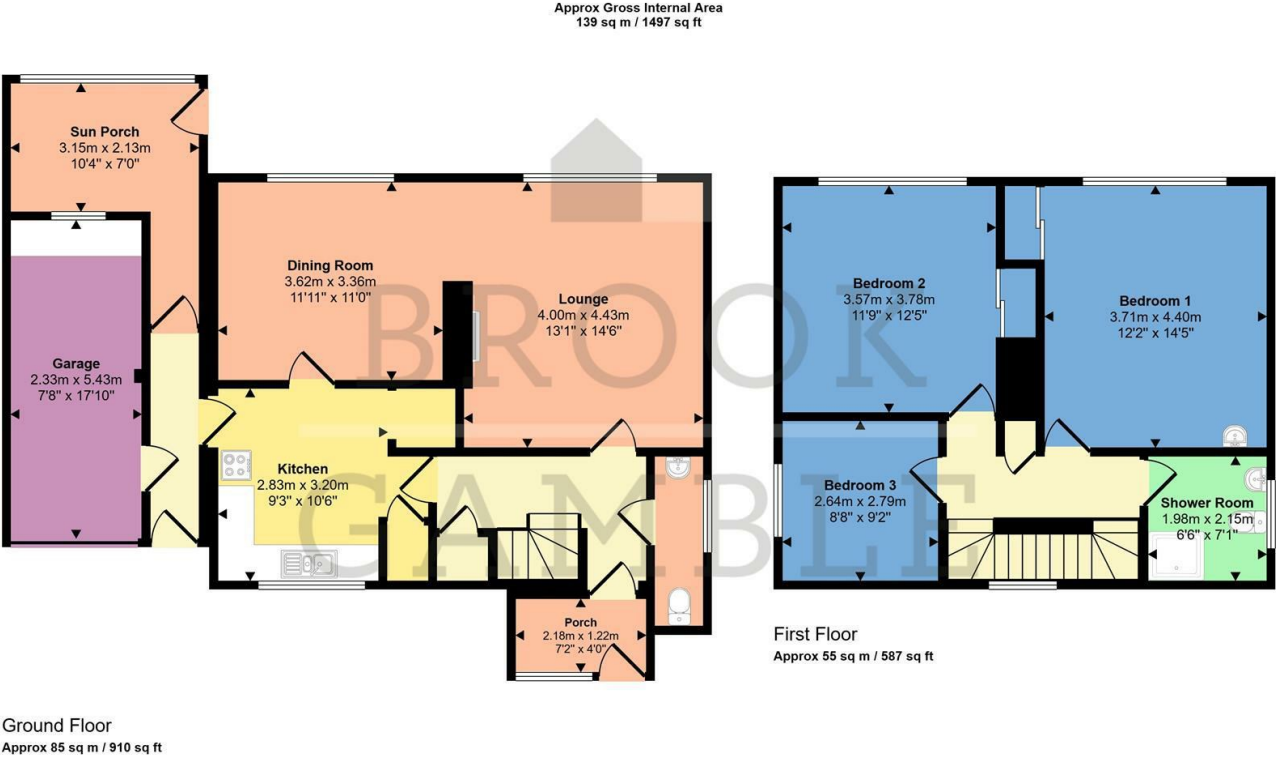
Outside



Directions



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.

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