BROOK GAMBLE









38 Peppercombe Road, Eastbourne, BN20 8JH

£430,000

Brook Gamble are delighted to offer to the market this good sized 3 bedroom detached house occupying a large elevated plot at the crest of Peppercombe Road, Old Town. Boasting stunning far reaching panoramic views across Eastbourne to the Sea, and of The South Downs, the house has been the subject of much improvement by the present owners. The ground floor comprises the South facing Lounge and the open plan Kitchen / Dining Room with bespoke handcrafted Kitchen units, along with the Conservatory and a Utility Porch to the side. The Rear Garden is a particular feature of the property, being terraced and boasting mature vegetation and a gate for direct access onto The South Downs. There is also a garage to the front of the house. Well located for popular local schools and shops, viewing is considered essential. Sole Agents.

Entrance Porch
UPVC double sliding front door opening into Entrance Porch; with UPVC double glazed windows and door offering stunning panoramic views.

Entrance Hall
Composite double glazed front door with side screen opening into Entrance Hall; with tiled floor, radiator, cupboard, doorway to Lounge.

Lounge 14'11 x 11'6 (4.55m x 3.51m)
Radiator, tiled floor, wood burning stove with stone hearth, built-in shelving. UPVC double glazed window to front enjoying stunning far reaching views to the sea. Archway to Kitchen/Dining Room.

Kitchen / Dining Room 17'11 x 9'7 (5.46m x 2.92m)
Bespoke hand crafted kitchen units with enamel sink unit with mixer tap storage below. Kitchen island with wooden worksurface, four ring induction hob and electric oven below. Further drawers and breakfast bar, built-in storage cupboards and drawers. Space for fridge freezer, radiator, tiled floor, UPVC double glazed double doors opening into Conservatory. Frosted UPVC double door to Utility Porch.

Conservatory 12'5 x (3.78m x)
Tiled floor, pitched roof, UPVC double glazed windows to three sides UPVC double glazed doors onto Rear Garden.

Utility Porch 7'10 x 6'4 (2.39m x 1.93m)
Space and plumbing for washing machine, UPVC double glazed door and window to front. UPVC double glazed door and windows offering access to Rear Garden.

First Floor Landing
Stairs rising from Entrance Hall to First Floor Landing; with UPVC double glazed window to side.

Bedroom 1 13' x 10'5 excluding door recess (3.96m x 3.18m excluding door recess)
Exposed wooden floorboards, radiator, UPVC double glazed window to front with stunning far reaching panoramic views of the South Downs and across Eastbourne to the English Channel.

Bedroom 2 11'10 x 9'10 excluding door recess (3.61m x 3.00m excluding door recess)
Radiator, exposed wooden floorboards, hatch to loft space. UPVC double glazed window overlooking Rear Garden.

Bedroom 3 8'7 x 7'3 (2.62m x 2.21m)
Radiator, UPVC double glazed window to front.

Bathroom
Bath with mixer taps and handheld shower attachment. Pedestal wash basin, low flush WC. Part tiling to walls, heated towel rail, frosted UPVC double glazed windows to rear aspect.

Outside
There are gardens to the front and rear of the property. The front garden has both a sloped path and stepped access. There is a driveway leading to the Garage, which has an up and over door.

The rear garden is terraced and enjoys paved areas, copious vegetation with trees, shrubs and flower beds and a greenhouse. THe garden is enclosed by timber fencing, with gates to both sides and a rear gate giving access onto The South Downs.

Anti Money Laundering Regulations
AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floor Plan

Approx Gross Internal Area
104 sq m / 1121 sq ft

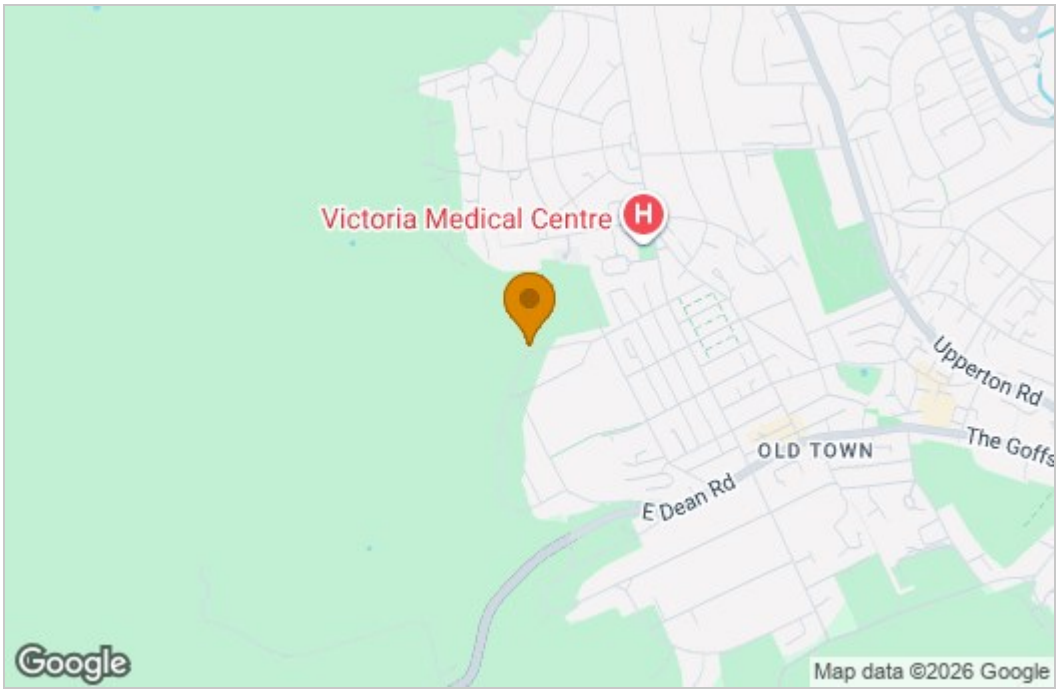


Ground Floor
Approx 60 sq m / 651 sq ft

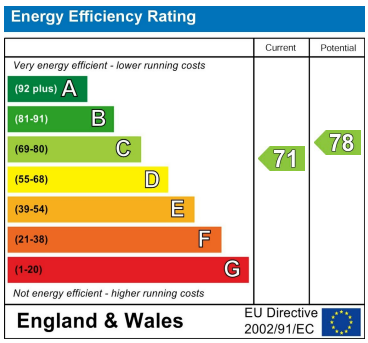
First Floor
Approx 44 sq m / 470 sq ft

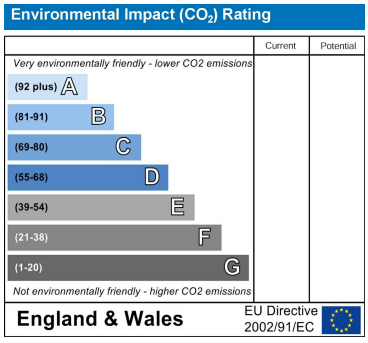
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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