BROOK GAMBLE

5 Longland Road, Eastbourne, BN20 8HR

£325,000

Brook Gamble are delighted to offer to the market this well presented 3 bedroom semi-detached home in the much sought after Old Town area of Eastbourne. The house has been the subject of improvement and redecoration by the present owners and as such boasts a refitted Kitchen, and attractive through Lounge/Dining Room and 3 good sized bedrooms. The house is well located for popular local schools and shops as well as being a short walk from Old Town Recreation Ground and The South Downs whilst nearby bus services offer easy access to Eastbourne Town Centre and surrounds. With further benefits including gas central heating, uPVC double glazing and an off street parking space, viewing is highly recommended. Sole Agents.

Entrance Hall
Under stairs storage cupboards, the larger housing the washing machine. Feature Porthole window with roofscape Old Town view.

Lounge 12'5" x 12'4" (3.78 x 3.76)
Open fireplace with wood burner. Radiator. uPVC double glazed bay windows to front. Open plan archway to Dining Room.

Dining Room 12'3" x 10'4" (3.73 x 3.15)
Radiator. uPVC double glazed window and door to Rear Garden.

Kitchen 9'3" x 8'4" (2.82 x 2.54)
Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over, incorporating four ring ceramic hob with electric oven below and cooker hood above. Integrated dishwasher, space for fridge freezer, cupboard housing wall mounted gas boiler, wall units, shelving, part tiling to walls, radiator, laminate wood effect flooring. UPVC double glazed window to rear overlooking Rear Garden.

First Floor Landing
Turning staircase from Entrance Hall to First Floor Landing. Hatch to loft space, uPVC double glazed window to side.

Bedroom 1 12'4" x 10'5" (3.76 x 3.17 (3.18))
Feature fireplace, radiator. uPVC double glazed window to front with roof top views.

Bedroom 2 12'2" x 9'10" (3.71 x 3.00)
Radiator. uPVC double glazed window to rear.

Bedroom 3 8'10" x 8'9" (2.69 x 2.67)
Radiator. uPVC double glazed window to rear.

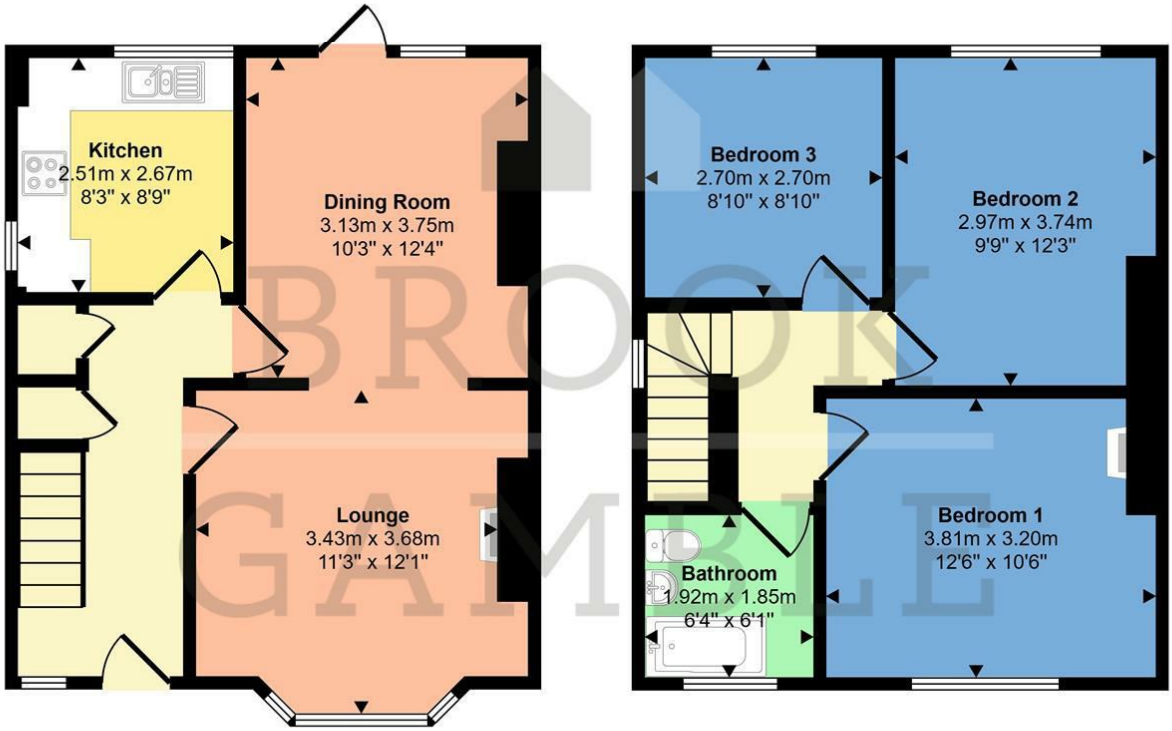
Bathroom
Suite comprising panelled bath with mixer taps and wall mounted shower unit with handheld shower attachment and rainfall showerhead. Heated towel rail, wash basin inset into vanity unit with cupboard below. Low flush WC, part tiling to walls, extractor fan, frosted UPVC double glazed windows to front. Extractor fan, frosted UPVC double glazed window to front.

Outside
The front garden comprises elevated beds with path to front door and side access. Dropped kerb to off street parking space.

The rear garden enjoys a South Westerly facing patio and is tiered to provide an attractive, mature cottage garden.

Floor Plan

Approx Gross Internal Area
83 sq m / 896 sq ft



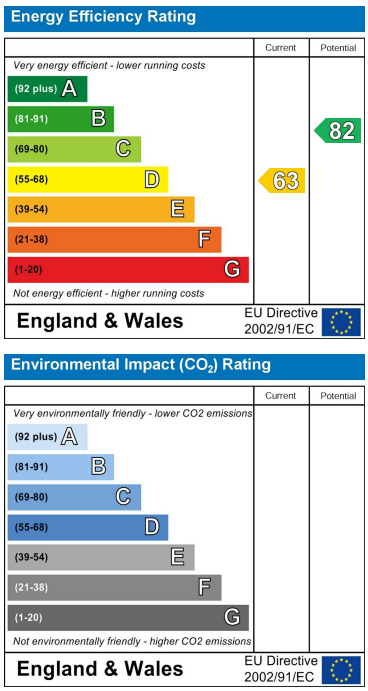
Ground Floor
Approx 42 sq m / 452 sq ft

First Floor
Approx 41 sq m / 445 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



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4 Albert Parade, Eastbourne, East Sussex, BN21 1SD
Tel: 01323 438506 Email: info@brookgamble.co.uk https://www.brookgamble.co.uk