



# BROOK GAMBLE



**68 Cavalry Crescent, Eastbourne, BN20 8RN**

**£269,950**

Brook Gamble offer to the market this 2 bedroom semi detached house situated on a large plot in the much sought after area of Old Town. In need of some redecoration and refurbishment, the property offers huge potential to anyone wishing to put their own stamp on a property. There is a 20' family room to the side of the house as well as the large rear garden and a driveway to the front. Well located for popular local schools and shops, as well as access to The South Downs, the house is being sold chain free and viewing is highly recommended. Sole Agents.

**Entrance Hall**

Frosted UPVC double glazed front door opening into Entrance Hall; with radiator.

**Lounge 13'10 x 12'2 (4.22m x 3.71m)**

Log burner, radiator, under stairs storage cupboard, exposed wooden floorboards, two UPVC double glazed windows to front.

**Kitchen 14'5 x 7'9 (4.39m x 2.36m)**

Single drainer sink with mixer tap and cupboard below. Further range of base units with working surfaces over. Space for gas oven with cooker hood above. Further appliance space. Wall mounted gas boiler, wall units, part tiling to walls. UPVC double glazed windows to rear, doorway to Rear Entrance Lobby; with space for fridge freezer and space and plumbing for washing machine. Door to Family Room.

**Family Room 20'8 x 10'8 (6.30m x 3.25m)**

Radiator, UPVC double glazed windows to side. UPVC double glazed windows and double doors opening onto Rear Garden.

**First Floor Landing**

Stairs rising from Entrance Hall to First Floor Landing; hatch to loft space, UPVC double glazed window to side.

**Bedroom 1 13'11 excl wardrobe recess x 8'11 (4.24m excl wardrobe recess x 2.72m)**

Radiator, UPVC double glazed window to front. Wardrobe recess with clothes rail and shelving.

**Bedroom 2**

Radiator, UPVC double glazed window to rear.

**Bathroom**

Bath with mixer taps and shower attachment. Folding glazed shower screen, low flush WC, wash basin, heated towel rail, tiled walls, extractor fan, frosted UPVC double glazed windows to rear.

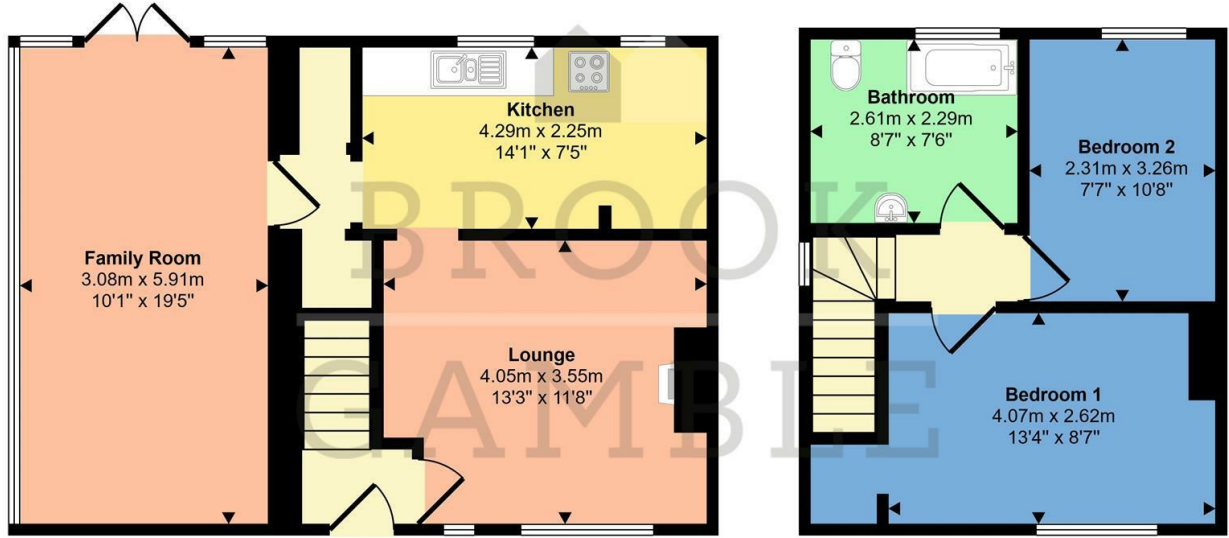
**Outside**

Garden is approximately 60 foot in length and laid mainly to lawn. The garden is enclosed by timber fencing, with a brick built storage shed and a gate for side access.

To the front is a driveway for off street parking.

# Floor Plan

Approx Gross Internal Area  
81 sq m / 874 sq ft

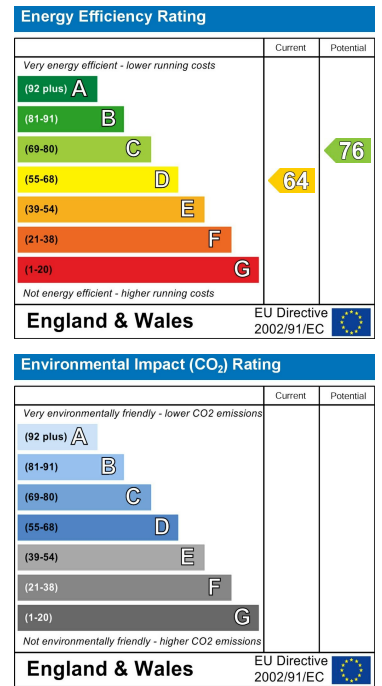


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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.