



# BROOK GAMBLE



**32 Cherry Garden Road, Eastbourne, BN20 8HE**

**£425,000**

Brook Gamble are delighted to bring to the market Cherry Garden Road in Eastbourne, this charming three to four-bedroom house offers a delightful blend of comfort and modern living. As you step inside, you are greeted by a spacious large Open plan lounge dining room, perfect for entertaining guests or enjoying family time, this also has French doors that open on to the patio area to enjoy the rear garden. The whole house has been recently re decorated throughout, and has gas fired central heating and double glazing throughout. The modern fitted kitchen is a true highlight of the home. The stylish bathroom complements the home beautifully, offering a serene space to unwind after a long day. One of the standout features of this property is its stunning location, as it backs onto the breath taking South Downs. The property is close to local schools, and amenities and is offered chain free!

## **Accommodation Comprising**

Double glazed main front door

Entrance porch

Radiator, double glazed window to side.

Ground floor cloakroom

Low-level WC, radiator, wash hand basin, double glazed window to side with sliding space-saving door.

Hallway

Radiator. Under stairs storage cupboards. Stairs rising to 1st floor landing.

Kitchen

Fitted in a range of wall and floor cupboards and base unit units in white gloss fronted units, with a 1 1/2 bowl sink in and mixer tap, four ring gas hob with extractor hood above and electric oven beneath, fitted washing machine, space for under counter appliances, double glazed window to rear aspect, double glazed door leading to rear garden and side pathway, double glazed window to side.

Lounge and dining room

BT Openreach point, radiator with thermostatic control valve, double glazed French doors leading onto rear garden, double glazed bay window to front aspect.

First floor landing

Double glazed window to side

Bedroom one

Radiator, BT point, double glazed bay window to front with delightful views of the South Downs National Park and across Eastbourne.

Bedroom two

Radiator with thermostatic control valve, double glazed window to rear overlooking rear garden.

Bedroom three

Radiator with thermostat control valve, cupboard housing/concealing wall mounted gas central heating boiler, double glazed window to rear overlooking rear garden.

Top floor landing

Large walk-in storage cupboard offering eaves storage.

Loft room.

Radiator, double glazed window to rear aspect overlooking rear garden.

Garden

The rear garden has a delightful patio area, with a

brick built storage cupboard and laid mainly to lawn with fenced borders, and gate that leads onto the down land, and gate to side.

Garden

Front garden offers a lawned area, with mature shrubs and plants with paved slab pathway to the front of the property.

# Floor Plan

Approx Gross Internal Area  
113 sq m / 1214 sq ft



Ground Floor  
Approx 49 sq m / 523 sq ft

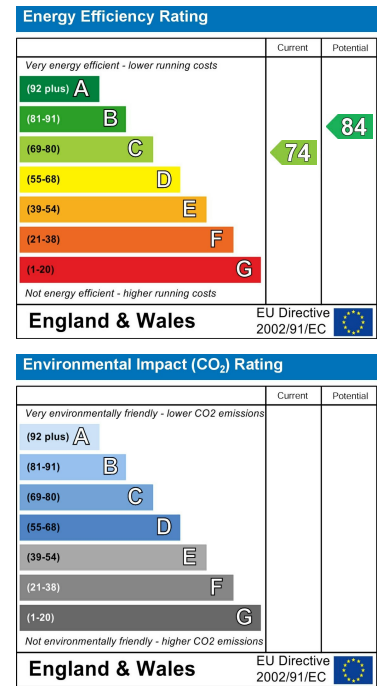
Denotes head height below 1.5m

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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