



BROOK GAMBLE



38 Longland Road, Eastbourne, BN20 8HS

£415,000

Located in the charming Old Town area of Eastbourne, this immaculate three-bedroom semi-detached house on Longland Road presents an exceptional opportunity for both families and professionals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the modern fitted kitchen, equipped with high-quality Bosch appliances, ensuring that cooking and dining experiences are both enjoyable and efficient. The thoughtful design of the kitchen allows for a seamless flow into the living areas, making it perfect for social gatherings. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat at the end of the day. The property also features two stylish bathrooms, catering to the needs of a busy household and providing convenience for family and guests. One of the standout features of this property is the work-from-home cabin located in the garden. This versatile space is ideal for those who require a quiet and dedicated area for work or study. The location is highly sought after, with the Old Town's delightful amenities, parks, and schools just a stone's throw away.

Accommodation Comprising

Double glazed main front door

Entrance porch

Door leading into hallway

Hallway

Stairs rising to 1st floor landing, radiator, stair storage cupboard, exposed wooden floorboards, picture rail, coving to ceiling.

Ground Floor Shower Room 4'8 x 4'2

Comprising, walk in shower cubicle wall mounted electric shower, tiled splashback, Low-level WC, laminate wood flooring, extractor fan unit, recessed spotlighting, wash hand basin, heated towel ladder.

Lounge 12'6 x 12'0

With feature fire surround, tiled hearth, fitted shelving with fitted cupboards beneath, exposed floorboards, radiator, double glaze window to front aspect.

Open Plan Kitchen Breakfast Room 12'5 x 7

Fitted in a range of wall and floor cupboards and base units, "Bosch" four ring gas hob with extractor hood above, 1 1/2 bowl sink unit and mixer tap, quartz work top, tiled splashback, built in "Bosch" double oven, "Bosch" microwave oven. "Bosch" fitted fridge freezer, pull out larder cupboard, fitted "Bosch" dishwasher. Laminate wood flooring. Double glazed window rear aspect, recessed spotlighting with LED lights.

Door leading into utility room

With space and plumbing for a washing machine, space for further appliance. Door to front garden. door to rear garden.

Dining area 12'0 x 10'3

With feature fire surround tiled hearth, picture rail, coving to ceiling. Radiator. Double glazed French doors leading onto garden.

First floor landing

Hatch to loft.

Main bedroom 12'10 x 12

Radiator, picture rail, double glazed window to front aspect, with views towards the South Downs National Park.

Bedroom two 12'1 10'2

Picture rail, radiator, built-in wardrobe, double glazed window to rear aspect overlooking rear garden.

Bedroom three 11'0 x 7'11

Picture rail, radiator, double glazed window to rear

aspect.

Front garden

With walled borders. Mature shrubs, low maintenance pebbles.

Rear garden

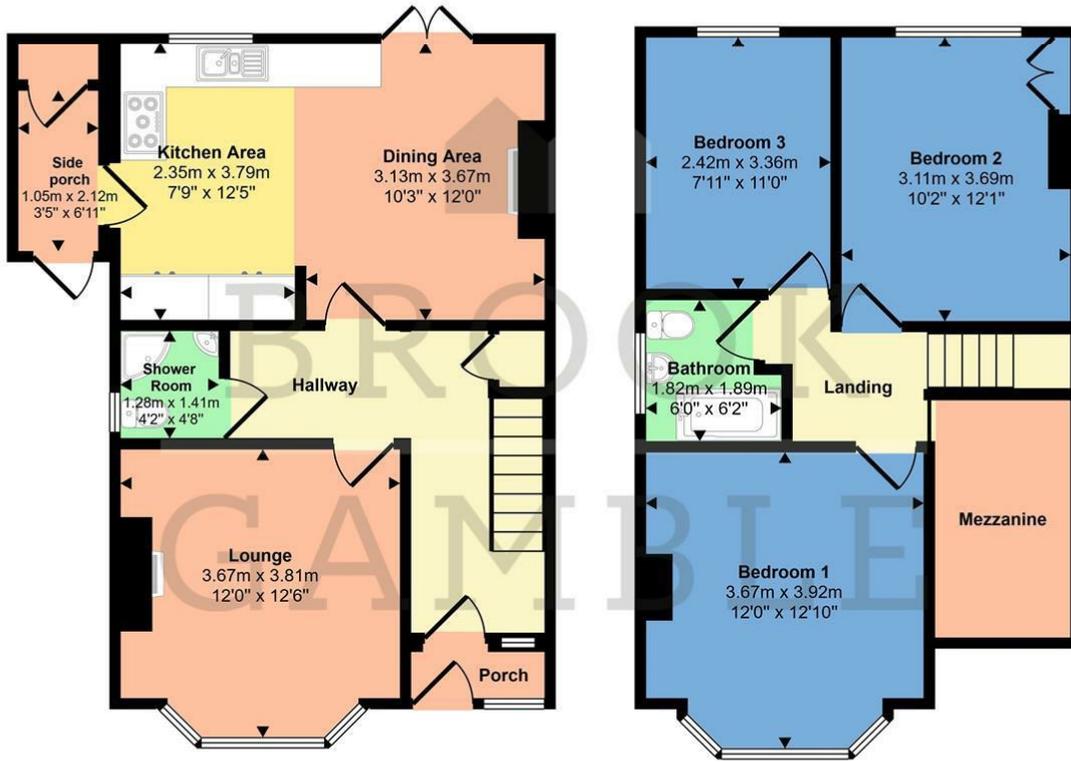
Composite decking area, with steps leading down onto patio space, with fenced borders, pergola, lawned area. Shed.

Work from Home Office Space

Fully insulated work from home space, recessed spotlighting. Power.

Floor Plan

Approx Gross Internal Area
96 sq m / 1034 sq ft

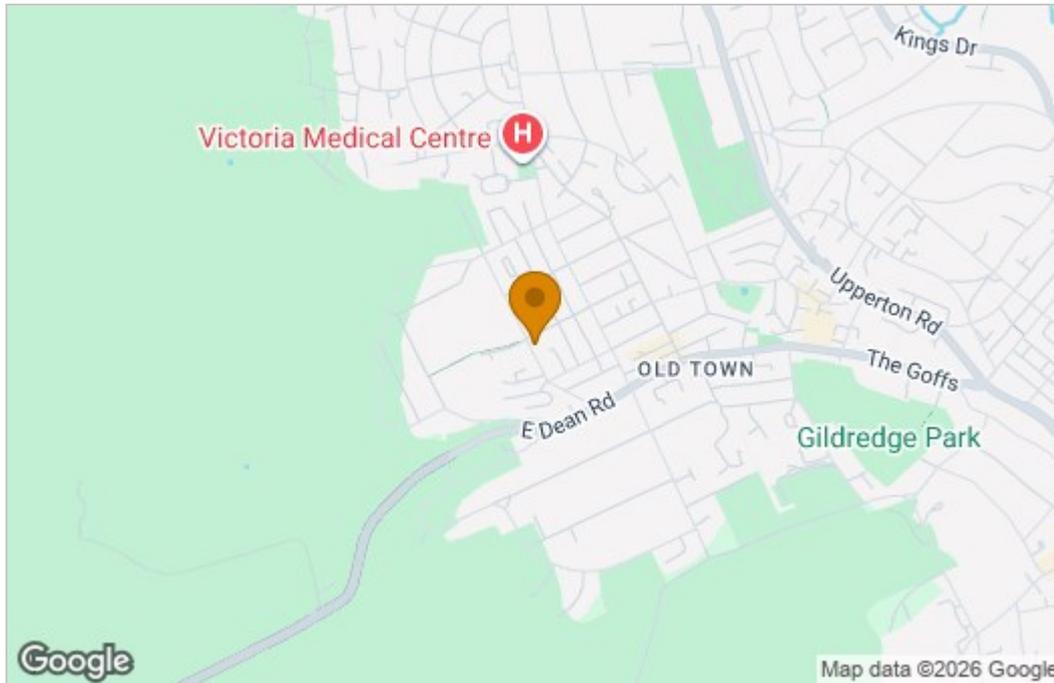


Ground Floor
Approx 53 sq m / 574 sq ft

First Floor
Approx 43 sq m / 460 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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