



BROOK GAMBLE



Elizabeth Court Victoria Drive, Eastbourne, BN20 8QR

£120,000

Nestled in the charming Old Town area of Eastbourne, this delightful one-bedroom top floor apartment on the sought after Victoria Drive offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room, ideal for relaxation or entertaining guests, and a cosy bedroom that provides a peaceful retreat. The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this apartment is its prime location on Victoria Drive with its beautiful views of the South Downs. It is situated close to local shops, you will find everything you need just a short stroll away. Additionally, the area is known for its excellent schools, making it an attractive option for families or those planning for the future. This apartment is vacant and chain-free, allowing for a smooth and hassle-free move. Whether you are a first-time buyer, an investor, or looking to downsize, this property presents a wonderful opportunity to enjoy the vibrant lifestyle that Eastbourne has to offer.

Accommodation Comprising

Communal entrance door
Security entry phone, Stairs rising to top floor landing.

Main entrance door
Hallway
Storage cupboard with hanging rail and shelving above, further storage cupboard with shelving.

Lounge
Radiator, double glazed window to rear aspect overlooking communal gardens at the rear with delightful views towards the South Downs National Park to a Westerly aspect.

Kitchen
Fitted in a range of wall and floor cupboards and base unit units, single sink unit and mixer tap, complimentary worksurface, tiled splashback, radiator, space and plumbing for washing machine, space for gas cooker or electric cooker. Laminate wood flooring, double glazed window to front aspect. Wall mounted ideal gas central heating boiler.

Bedroom
Radiator, double glazed window to rear aspect overlooking common gardens with views towards the South Downs National Park to a Westerly aspect.

Bathroom
Comprising White suite, bath with mixer taps and shower attachment, low-level WC, wash hand basin, double glaze window to front aspect

Outside
Communal gardens to the rear, lockable storage cupboard. Communal drying areas.

Leasehold information

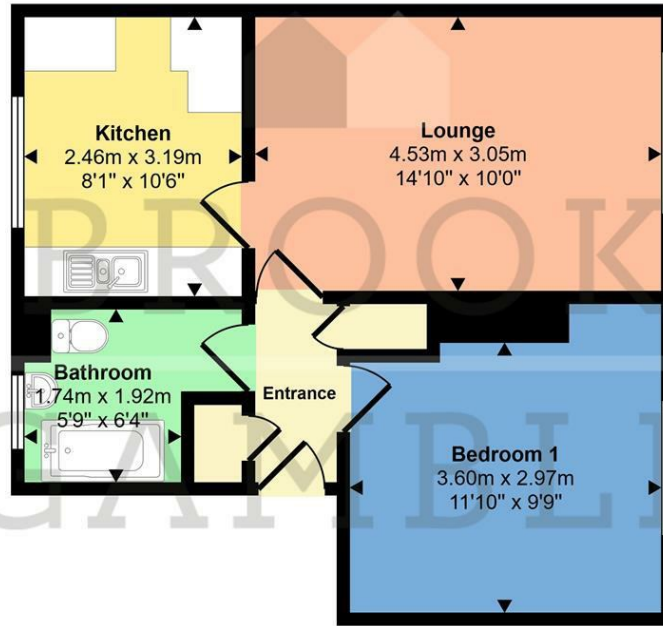
Lease - Approximately 86 years remaining.

Maintenance £1082 per annum to include the ground rent payment..

The seller has advised us of the following information, it is our advice that you should you agree to buy the apartment then this information is confirmed at the earliest opportunity by your chosen legal professional.

Floor Plan

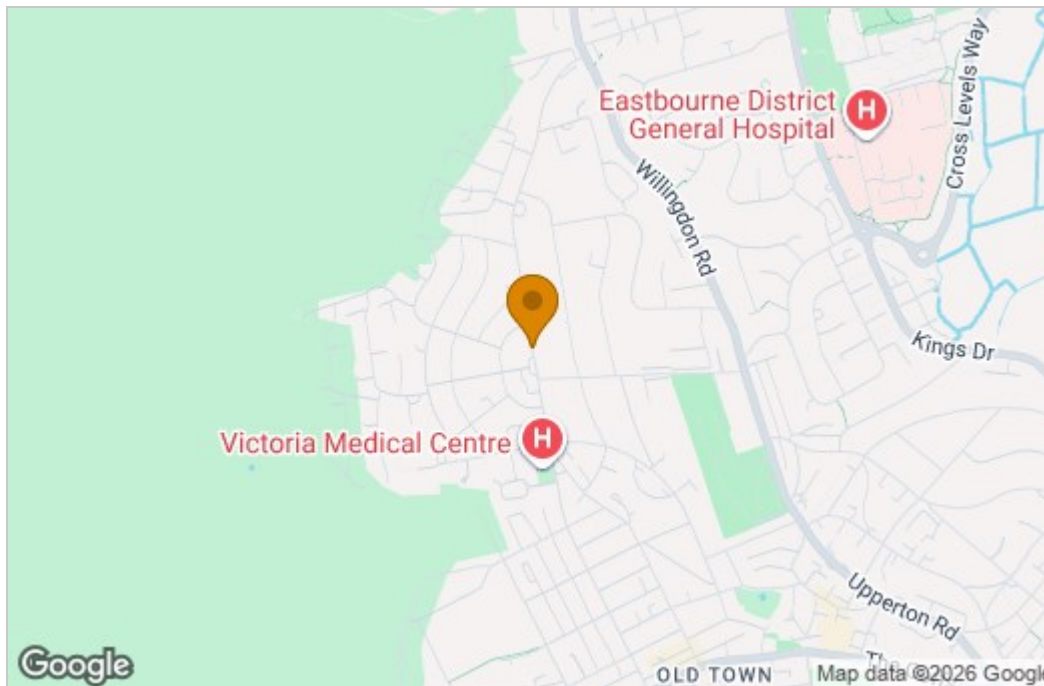
Approx Gross Internal Area
43 sq m / 460 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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