BROOK
GAMBLE

Egerton House Buxton Road, Eastbourne, BN20 7LG

£130,000

Brook Gamble Estate Agents are delighted to offer to the market this extremely well presented purpose built one bedroom first floor apartment in the much sought after Meads area of Eastbourne. The property is being sold with a share of the freehold and enjoys the benefits of gas central heating and uPVC double glazing, as well as a modern Kitchen and En-Suite Shower Room. Located within a short distance of Meads High Street and Eastbourne Seafront, viewing is considered essential. Sole Agents.

Entrance Hall
Communal front door with entryphone system opening in to Communal Hallway. Stairs or lift to Second Floor Landing. Private front door to Entrance Hall; with cloaks cupboard.

Lounge 18' max x 9'11 (5.49m max x 3.02m)
Radiator, uPVC double glazed windows. Frosted glazed door to Bedroom, frosted glazed door to Kitchen.

Kitchen 8'11 x 5'1 (2.72m x 1.55m)
Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over. Space for electric oven, space for fridge freezer, space and plumbing for washing machine, wall units, wall mounted gas boiler, part tiling to walls, laminate wood effect flooring, uPVC double glazed window.

Bedroom 8'11 x 8'5 (2.72m x 2.57m)
Measurements exclude the depth of the built-in wardrobe cupboard with shelving. Radiator, uPVC double glazed window to front. Door to En-Suite Shower Room.

En-Suite Bathroom
Shower cubicle with wall mounted shower unit, handheld shower attachment and glazed shower screen. Low flush WC, pedestal wash basin, part tiling to walls, radiator, frosted UPVC window.

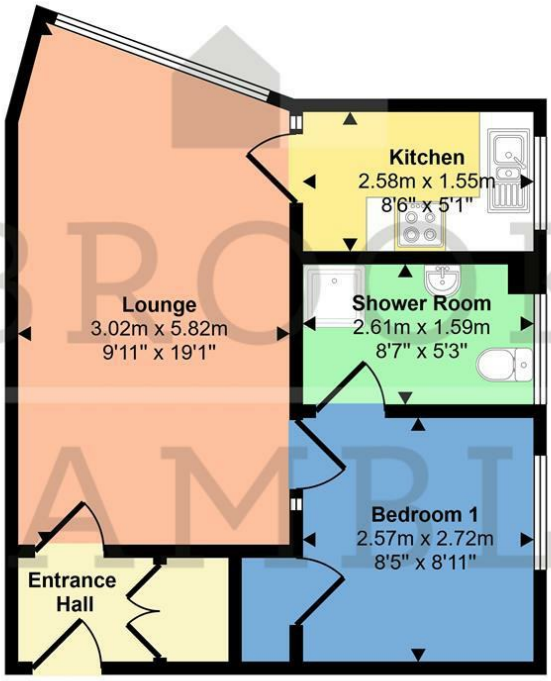
Outside
There are residents parking facilities and communal gardens to the side and rear of the property.

Other Information
We are advised of the following, though we have not seen a copy of the lease:

The property is being sold with a share of the freehold
Ground Rent: N/A
Maintenance: Approx £537.28 per half year
Lease: Approx 965 years remaining

Floor Plan

Approx Gross Internal Area
37 sq m / 396 sq ft

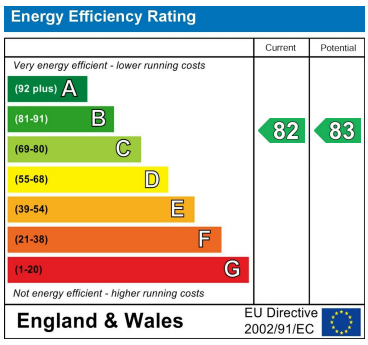


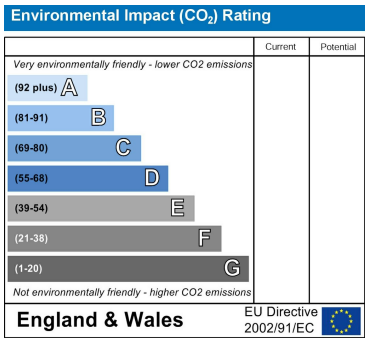
Floorplan

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





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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