



BROOK GAMBLE



17 Kings Avenue, Eastbourne, BN21 2PE

£189,950

Brook Gamble offer to the market this good sized, well presented, 2 bedroom ground floor purpose built apartment on the Old Town / Upperton borders. The property enjoys the benefits of 2 good sized Bedrooms as well as a large Lounge which leads onto the balcony. Further benefits include electric radiators and uPVC double glazing as well as a garage to the rear. Being sold with a long lease and share of the freehold, viewing is considered essential. Sole Agents.

Communal Entrance

Communal Front door leading to Communal Entrance Hall. Further door to Inner Lobby with Private Front Door to the private Entrance Hall.

Entrance Hall

Built-in storage cupboard. Laminate wood flooring. Cupboard housing meters. Radiator.

Lounge 16'2 x 12'5 (4.93m x 3.78m)

Electric radiator, laminate wood effect flooring, UPVC sliding double glazed patio door onto Sun Balcony.

Kitchen 12'6 x 11'10 (3.81m x 3.61m)

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over, incorporating four ring ceramic hob with electric oven below. Range of matching wall units, cupboard housing wall mounted boiler, space for fridge freezer, space and plumbing for washing machine, space for dishwasher, part tiling to walls, laminate wood effect flooring, UPVC double glazed window to front.

Bedroom 1 16'1 x 12'1 (4.90m x 3.68m)

Radiator, laminate wood effect flooring, UPVC double glazed window to rear.

Bedroom 2 12'6 x 8'10 (3.81m x 2.69m)

Electric radiator, laminate wood effect flooring, UPVC double glazed window to front.

Bathroom

Bath, shower unit and shower attachment, wash basin inset into vanity unit with drawers below. Low flush WC, heated towel rail, part tiling to walls, UPVC double glazed window to side.

Garage

The garage is located to the rear of the building and accessed via a driveway leading from the right hand side of the flats.

Other Information

We are advised by the vendor of the following information though we have not seen a copy of the lease:

The property is being sold with a share of the freehold.

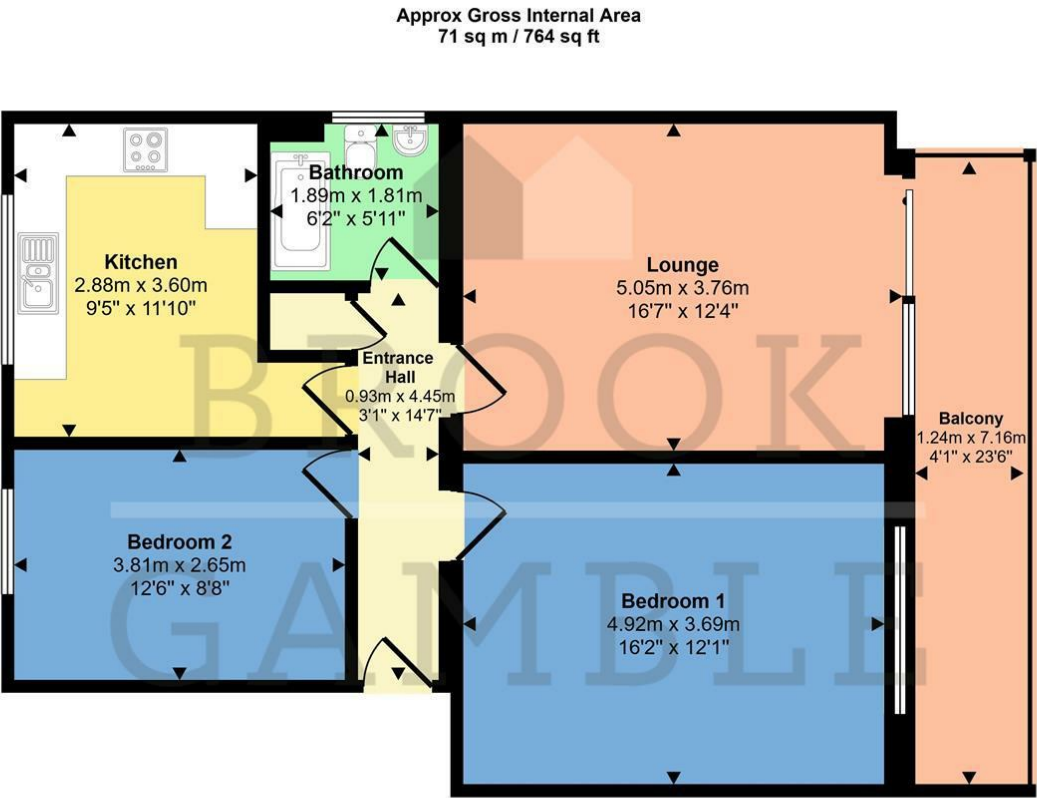
Ground Rent: n/a

maintenance: £80pcm

Lease: 999 from 1974

The vendor also advises that there is restriction in the lease prohibiting sub-letting.

Floor Plan



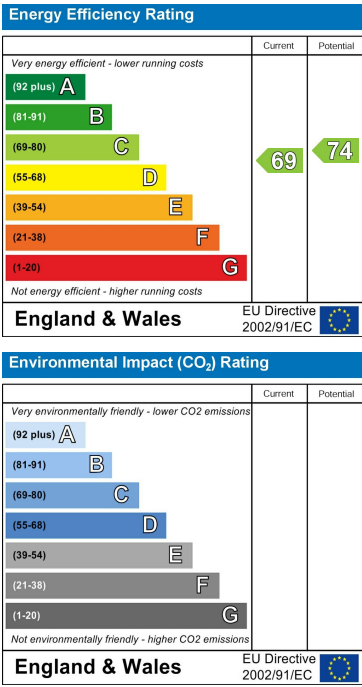
Floorplan

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.