BROOK
GAMBLE

1 Elms Avenue, Eastbourne, BN21 3DN

£169,950

Brook Gamble are delighted to offer to the market this good sized two bedroom top floor split-level converted apartment within yards of Eastbourne Seafront. Boasting a sun balcony off the 22'8 x 17'6 Lounge / Dining Room, the property enjoys sea views. The apartment is offered to the market chain free with further benefits including the large loft (not inspected), gas central heating, an allocated parking space, long lease and share of the freehold. Viewing is considered essential to fully appreciate the property. Sole Agents.

Entrance
Communal front door with entryphone opening into Communal Hallway; stairs up to 2nd floor landing. Private front door into split-level L-shaped Entrance Hall; with entry phone handset, storage cupboard, linen cupboard with clothes as well and shelving, hatch to loft space (not inspected).

Lounge / Dining Room 22'8 x 17'6 (6.91m x 5.33m)
Feature marble effect fireplace with tiled surround and hearth. Built-in storage cupboard with shelving above. Two radiators, single glazed sash bay window with the stunning sea view,wall lights. Door to Sun Balcony enjoying wonderful views of the sea.

Kitchen 9'4 x 8 (2.84m x 2.44m)
Single drainer one and a half bowl sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with cooker hood above. Eye-level electric double oven, wall units, cupboard housing wall mounted gas boiler, part-tiling to walls, space and plumbing for washing machine, space and plumbing for dishwasher, sash window to side.

Bedroom 1 13'4 x 11'7 (4.06m x 3.53m)
Feature fireplace with tiled hearth and surround. Radiator, built in wardrobe cupboard, Window to side. Door to En-Suite Shower Room.

En-Suite Shower Room
Tiled shower cubicle with wall mounted shower unit, folding glazed shower screen, wash basin with vanity cupboard below, low flush WC, heated towel rail, extractor fan.

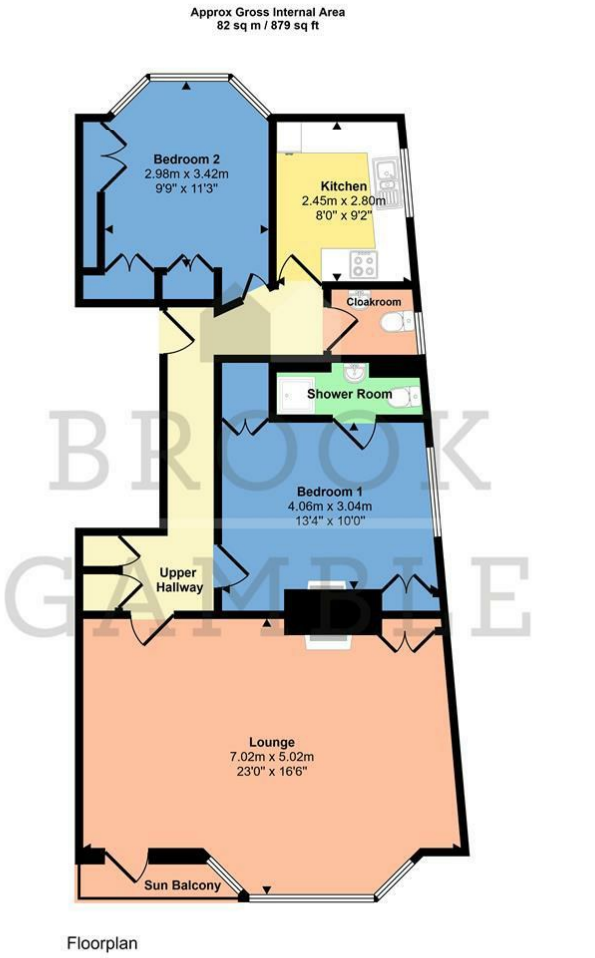
Bedroom 2 13'9 x 10 (4.19m x 3.05m)
Measurements include the depth of the range of built-in wardrobe cupboards. Radiator, single glazed sash bay window to rear.

Cloakroom
Low flush WC, radiator, pedestal wash basin with tiled splashback. Frosted window to side.

Other Information
The vendor advises the following, though we have not seen a copy of the lease:

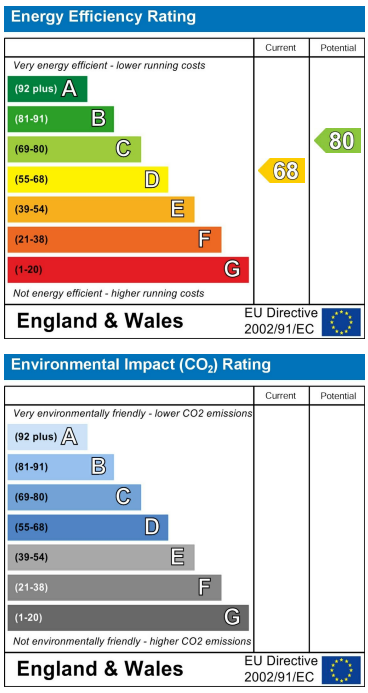
There is an allocated parking space the rear of the property.
The flat is being sold with a share of the freehold.
Ground Rent: n/a
Maintenance: On an "as & when" basis.
Lease Length: 999 from 1995

Floor Plan



Area Map

Energy Efficiency Graph



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