



BROOK GAMBLE



Flat 4 Aymond Grange 12 Dittons Road, Eastbourne, BN21 1DW

£205,000

Brook Gamble are delighted to be offering this extremely well presented, one bedroom first floor converted apartment in the highly sought after Saffrons area of Eastbourne, and ideally located within easy reach of Eastbourne Town Centre, and mainline railway station. A beautifully decorated, spacious apartment with large welcoming lounge, kitchen, bedroom with walk in wardrobe area and bathroom. also benefitting from its own private garage which is essential in this location, and being offered with a share in the freehold. Viewing is by appointment with the sellers sole agents.

Accommodation Comprising

Communal entrance door

Stairs rising to 1st floor landing

Main entrance door

Entrance hallway

Storage cupboards, coving to ceiling, door leading through into lounge.

Lounge - 17 x 14'2

Dado rail, coving to ceiling, wall light points, feature fire surround and open fire with hearth, range of built-in furniture and shelving to the left of the chimney breast, further radiator, bay window to front aspect.

Kitchen 9'4 x 9'1

Fitted in a range of wall and floor cupboards and base units, with a single bowl, sink unit and drainer with mixer tap, tiled splashback, complementary worksurface, inset four ring gas hob with extractor hood above and double electric oven beneath, fitted under counter fridge fitted under counter freezer, space and plumbing for washing machine, fitted dishwasher, coving to ceiling, recessed spotlighting, wall mounted gas central heating boiler, double glazed window to front aspect.

Inner hallway

Storage cupboard with further storage cupboard above, coving to ceiling.

Bathroom 6'8 x 6'7

Fitted in a white suite, comprising bath with mixer tap and shower attachment, low-level WC, wash hand basin, radiator, tiled walls, coving to ceiling, double glaze window to side aspect, laminate wood flooring.

Bedroom 11'4 x 10'3

Coving to ceiling. Radiator, two built-in wardrobes with cupboards above, double glaze window to side, double glaze window to rear, door leading into walk in wardrobe storage area, built-in cupboard area double glaze window to rear x 2, radiator, fitted shelving.

Garage

With up and over door - fourth garage from the right

Off-road parking - on a first come first served basis opposite the garages.

Lease length

The remainder of a 999 year lease

Maintenance charge

Currently set at £1000 per annum

Ground rent

£0

Leasehold Information

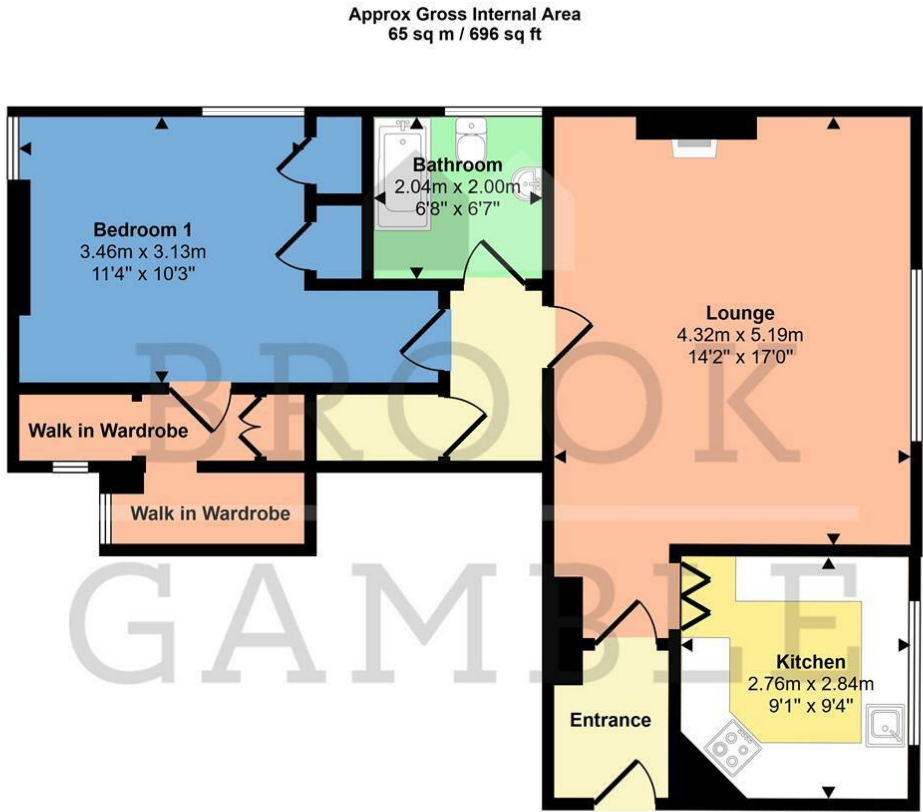
The seller advises us of the following information.

Leasehold to include a share in the freehold - remainder of a 999 year lease

Maintenance information £1,000 per annum

Ground Rent £0.0

Floor Plan



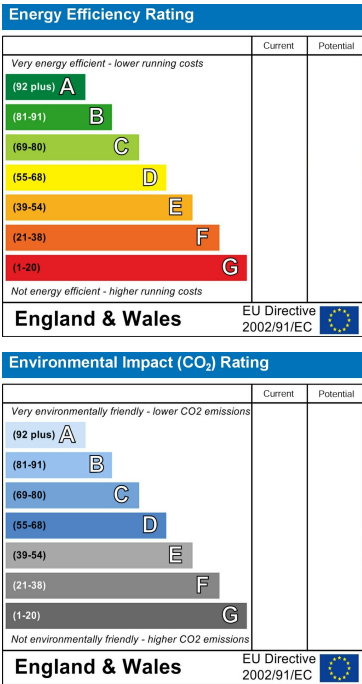
Floorplan

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.