



# BROOK GAMBLE



**Flat 2 2 Charleston Road, Eastbourne, BN21 1SF**

**£169,950**

Brook Gamble are delighted to offer to the market this one bedroom ground floor garden flat in the much sought after Old Town area of Eastbourne. Situated in highly sought after Charleston Road, the flat benefits from a delightful private rear garden and residents parking facilities. The flat boasts gas central heating and uPVC double glazing and is offered to the market chain free. There are residents parking facilities, whilst local shops are located nearby including popular Albert Parade as well as having Waitrose, the historic Lamb Inn and both Gildredge and Motcombe Parks within close proximity. Being offered to the market chain free, viewing is highly recommended. Sole agents.

### **Entrance Hall**

Communal front door opening into Communal Entrance Hall. Private entrance door to L-shaped Entrance Hall; with radiator, wall mounted thermostat, two large walk-in storage cupboards.

### **Lounge 14'10 x 10' (4.52m x 3.05m)**

Radiator, UPVC double glazed window to side, UPVC double glazed double doors with side screen opening onto private rear garden. Door from Lounge to Kitchen.

### **Kitchen 12'7 max x 7'10 max (3.84m max x 2.39m max)**

Single drainer sink unit having mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, space for electric oven, space and plumbing for washing machine, space for fridge-freezer, cupboard housing wall mounted gas boiler, wall units, part tiling to walls, radiator, UPVC double glazed window to side and rear.

### **Bedroom 11'11 x 8'7 (3.63m x 2.62m)**

Measurements exclude the depth of the built-in mirror fronted wardrobe cupboard, radiator. UPVC double glazed window to rear.

### **Shower Room**

Luxury shower cubicle with wall mounted shower unit, glazed shower screen, low flush WC, pedestal wash basin, radiator, frosted UPVC double glazed window to front.

### **Outside**

The private rear garden is triangular in shape and arranged as paved patio with well stocked flowerbeds and borders. The garden is enclosed by brick wall and timber fencing with a gate for side access.

There is also residence parking facilities to the front of the property, on a first come first served basis.

### **Other Information**

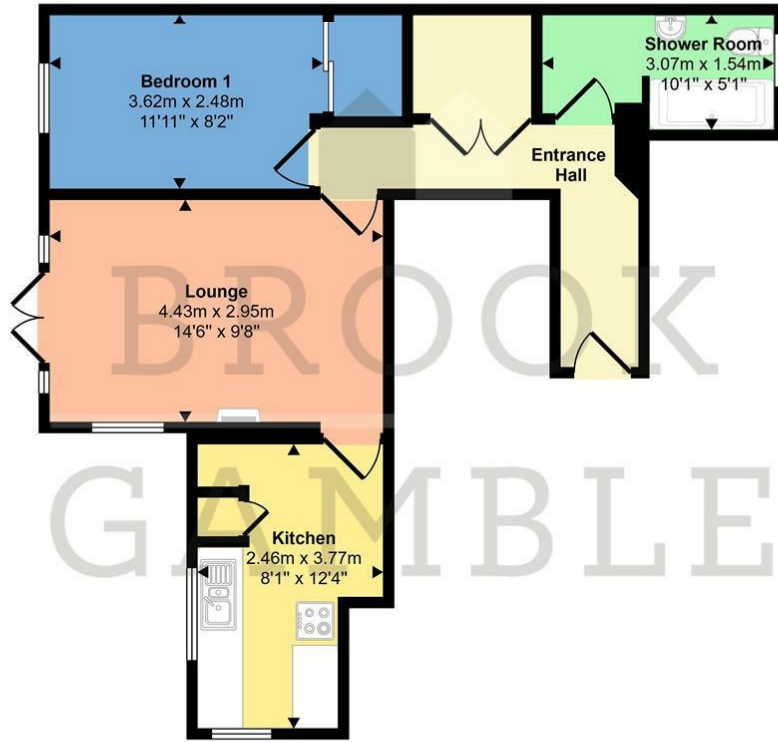
The vendor has advised us of the following information:

Lease: 189 years from 29th September 1973 (137 years approx remaining)

Maintenance: Is one third of costs on an as and when basis.

# Floor Plan

Approx Gross Internal Area  
47 sq m / 503 sq ft



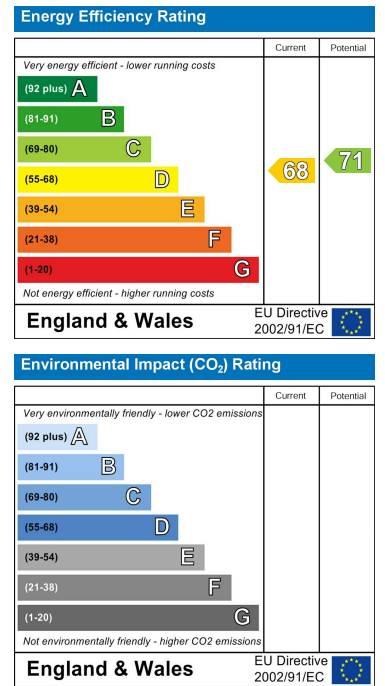
Floorplan

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