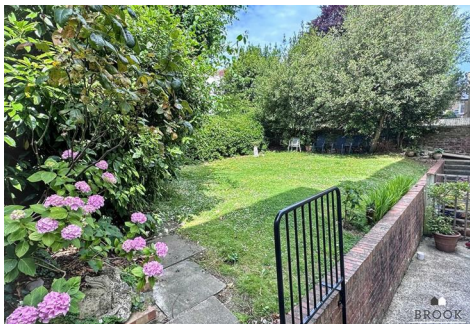




BROOK GAMBLE



9A Spencer Road, Eastbourne, BN21 4PB

£219,950

Brook Gamble are delighted to offer to the market this very well presented, modernised 2 bedroom apartment close to Eastbourne Town Centre. Situated in the popular Lower Meads area of Eastbourne, the apartment enjoys good sized living space with an open plan Lounge/Dining Room and Kitchen. The 2 good sized bedrooms are complimented by the modern bathroom. The apartment enjoys its own private entrance and the benefits of the attractive communal gardens to the rear. Ideally located for access to Eastbourne Railway Station, Town Centre, Restaurants, Theatres and Seafront and being offered chain free, viewing is considered essential.

Entrance Hall

Wooden glazed double doors opening into Split-level Entrance Hall; with tiled Entrance, wood effect flooring, electric radiator, step down to inner hallway; with utility/linen cupboard with space and plumbing for washing machine, slatted shelving and water cylinder and further store cupboard.

Lounge 12 10 x 17 10 into bay (3.66m 3.05m x 5.18m 3.05m into bay)

Wood effect flooring, electric radiator, spotlights, sash bay window to front. Open plan to Kitchen.

Kitchen six 4 x 8 one (six 1.22m x 2.44m one)

Stainless steel circular sink unit recessed into working surface with cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring AEG induction hob with electric oven below and cooker hood above. Integrated fridge and freezer and dishwasher, wall units, integrated microwave, part tiling to walls, inset ceiling spotlights, wood effect flooring, UPVC double glazed window to side.

Bedroom 1 12 9 x 11 nine (3.66m 2.74m x 3.35m nine)

Built in wardrobe cupboard, electric radiator, sash window to rear overlooking the Communal Garden.

Bedroom 2 12' x 8'8 (3.66m x 2.64m)

Electric radiator, sash window to rear.

Bathroom

Bath having mixer taps, wall mounted shower unit with rainfall showerhead, glazed shower screen, wash basin with vanity unit below, low flush WC, heated towel rail, extractor fan, tiled floor, inset ceiling spotlights.

Outside

There is a communal rear garden with patio area and raised lawn enclosed by trees and shrubs.

Other Information

We are advised of the following, though we haven't seen a copy of the lease:

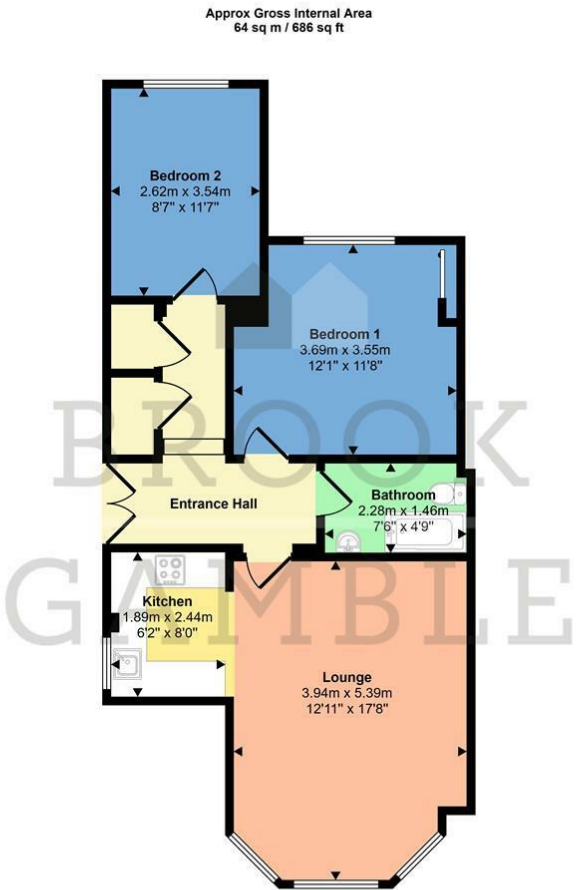
The property is being sold with a share of the freehold.

Ground Rent: N/A

Maintenance: £771 per quarter

Lease: 189 years from 1975.

Floor Plan



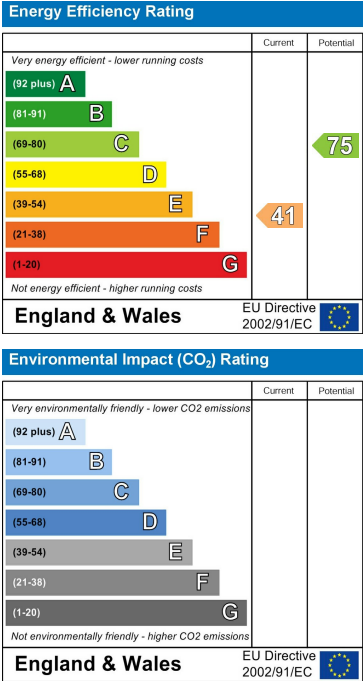
Floorplan

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.