



BROOK GAMBLE



Flat 6 Birley House, 13 College Road, Eastbourne, BN21 4JA

£189,950

Brook Gamble are delighted to be offering a MOST IMPRESSIVE AND WELL PRESENTED one bedroom first floor converted apartment in the MUCH SOUGHT AFTER COLLEGE ROAD. Located on the edge of town and Little Chelsea, the property offers a SPACIOUS OPEN PLAN LOUNGE AND KITCHEN. The kitchen is fitted with cream gloss fronted units and has BUILT-IN APPLIANCES. There is a LUXURY BATHROOM with FREESTANDING BATH and SEPARATE SHOWER CUBICLE. Further benefits include double glazing and gas central heating and the property is being offered CHAIN FREE.

Front door, with security video phone, to:

Communal Entrance Hall

Stairs to:

First Floor

Private front door to:

Open Plan Lounge/Kitchen 21'1" max x 15'8" **(6.43m max x 4.78m)**

Lounge Area

Video entry system. Two radiators. Wall light points. Recessed ceiling spotlights. Double glazed bay window to front aspect, looking onto College Road. Open plan to:

Kitchen

Fitted with a range of gloss fronted wall and base units. Complementary worktop incorporating single bowl sink unit with mixer tap. Inset electric hob with electric oven below and extractor hood above. Fitted fridge freezer. Fitted dishwasher. Fitted washing machine. Tiled splashback. Wall unit housing wall mounted gas central heating boiler. Window to side aspect.

Inner Hallway 7'1" x 5'6" (2.16m x 1.68m)

Radiator. Recessed ceiling spotlights.

Bedroom 16'2" max x 9'8" (4.93m max x 2.95m)

Radiator. Recessed ceiling spotlights. Two double glazed windows to side aspect.

Luxury Bathroom 9'8" x 5'9" (2.95m x 1.75m)

White suite comprising large freestanding bath with mixer tap and shower attachment, wash hand basin and low level WC. Shower cubicle with wall mounted shower controls and rainfall shower head. Heated towel rail. Fitted mirror. Shaver point. Extractor fan units. Part tiling to walls. Tiled floor.

Other Information

Council Tax Band C

The Vendor has advised us of the following information:

Lease: 113 years remaining

The property is Leasehold

Maintenance charge: on an "as and when" basis plus communal electricity bill (approx £21.43 per six months)

Escalating round rent: £250.00 per annum for the first 50 years, £500.00 per annum for the next 50 years and £750.00 per annum for the last 25 years.

Approximate size of the property is 56 metres squared.

Floor Plan

One Bedroom First Floor Apartment

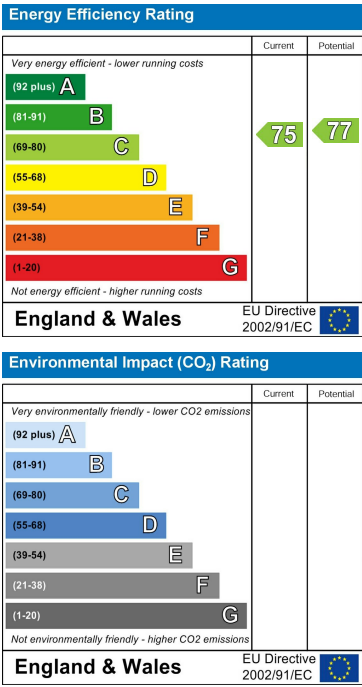


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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