



# BROOK GAMBLE



**Flat 4 19 St. Annes Road, Eastbourne, BN21 2AJ**

**Price Guide £175,000**

Brook Gamble offer to the market this attractive 2 bedroom first floor apartment forming part of an attractive detached residence in close to Eastbourne Town Centre. Located opposite park gardens in the popular Upperton area of Eastbourne, the flat has been the subject of much improvement by the present owners and as such boasts a refitted kitchen and bathroom, uPVC double glazing, gas central heating and residents parking facilities. Being sold with a share of the freehold and located a short distance from Eastbourne Town Centre and Railway Station, viewing is considered essential.

### **Entrance Hall**

Communal front door opening into Communal Entrance Hall with stairs to 1st floor. Private front door to L-shaped Entrance Hall ; wood effect flooring, digital wall mounted thermostat, storage cupboard with shelving, entryphone handset, radiator, utility cupboard having space and plumbing for washing machine, shelving and wood effect flooring.

### **Lounge 14'2 x 12'7 (4.32m x 3.84m)**

Wood effect flooring, radiator, wall lights, UPVC double glazed window to rear.

### **Kitchen 9'10 x 5'11 (3.00m x 1.80m)**

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 ceramic hob with cooker hood above and electric oven below. Integrated dishwasher, space for fridge freezer, wall mounted gas boiler, wall units, UPVC double glazed window to side.

### **Bedroom 1 9'9 x 14'6 (2.97m x 4.42m)**

Wood effect flooring, radiator, UPVC double glazed window to front.

### **Bedroom 2 7'1 max red to 4'9 x 12' (2.16m max red to 1.45m x 3.66m)**

Wood flooring, radiator, UPVC double glazed window to rear.

### **Bathroom**

Bath with mixer taps, handheld shower attachment and rainfall showerhead. Folding glazed shower screen, low flush WC, wash basin inset into vanity unit with cupboards below, heated towel rail, vanity cupboard, fitted mirror, inset ceiling spotlights, frosted UPVC double glazed window to side.

### **Parking**

There are residents parking facilities to the rear of the property.

### **Other Information**

The vendor advises the following:

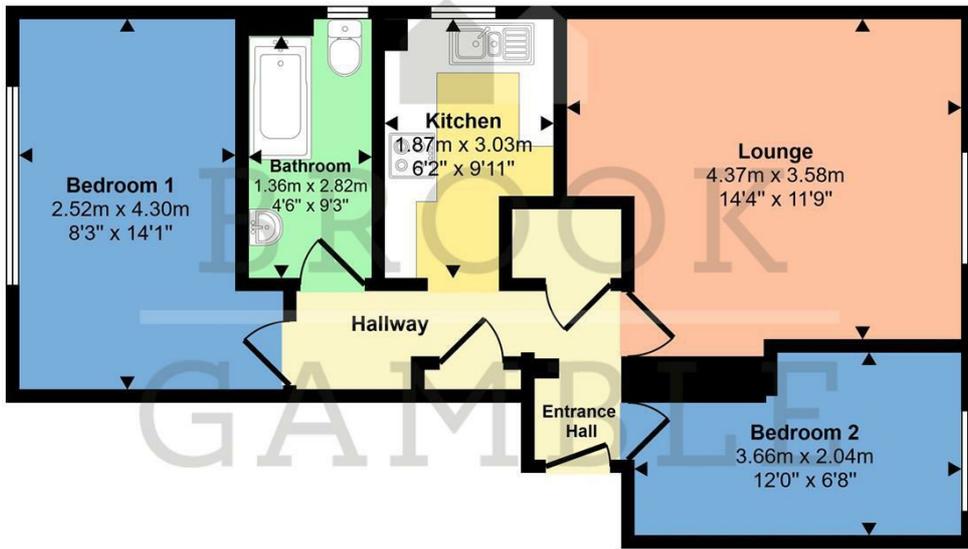
Ground Rent: N/A

Maintenance: £85 per calendar month

Lease: 999 years from 1980.

# Floor Plan

Approx Gross Internal Area  
51 sq m / 553 sq ft



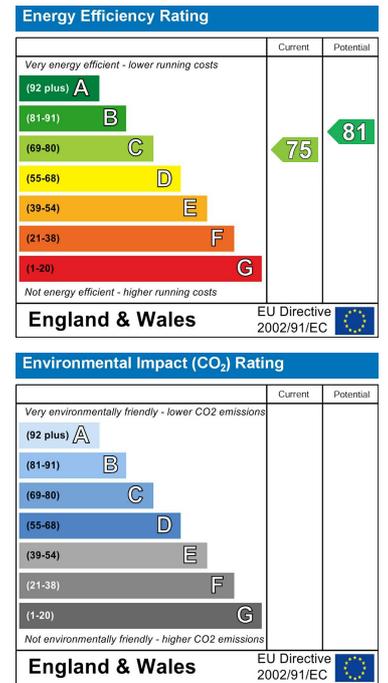
Floorplan

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.