



BROOK GAMBLE



Flat 6 8 Hurst Road, Eastbourne, BN21 2PL

Guide Price £60,000

Brook Gamble offer to the market this first floor studio flat on Old Town/Upperton borders. The apartment comprises a 16'3 x 12'2 studio room, a kitchenette and bathroom. The property benefits from electric heating and uPVC double glazing. The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Communal Entrance Hall

Communal front door opening into Communal Entrance Hall. Stairs to first floor. Private front door to Studio Apartment.

Studio Room 16'3 x 12'7 (4.95m x 3.84m)

Electric radiators, double aspect with UPVC double glazed window to side, UPVC double glazed windows to rear, inset ceiling spotlights, picture rail, door to Bathroom, open plan to Kitchenette.

Kitchenette 8'6 x 3'6 (2.59m x 1.07m)

Single drainer sink unit with mixer taps and cupboard below. Further base unit with working surfaces over incorporating four ring ceramic hob with electric oven below and cooker hood above. Space for fridge or freezer. Wall units, part tiling to walls.

Bathroom 8'11 x 5'10 (2.72m x 1.78m)

Panelled bath with mixer taps, wall mounted shower unit, low flush WC, pedestal wash basin, tiled walls, electric radiator, linen cupboard with insulated cylinder, cupboard below with space and plumbing for washing machine. Frosted UPVC double window to rear.

Other information

The vendor advises the following, though Brook Gamble have not seen a copy of the lease:

Lease: Approximately 135 years remaining.

Ground Rent: Included within the maintenance charge

Maintenance: Approx £160pcm

Auctioneer Comments

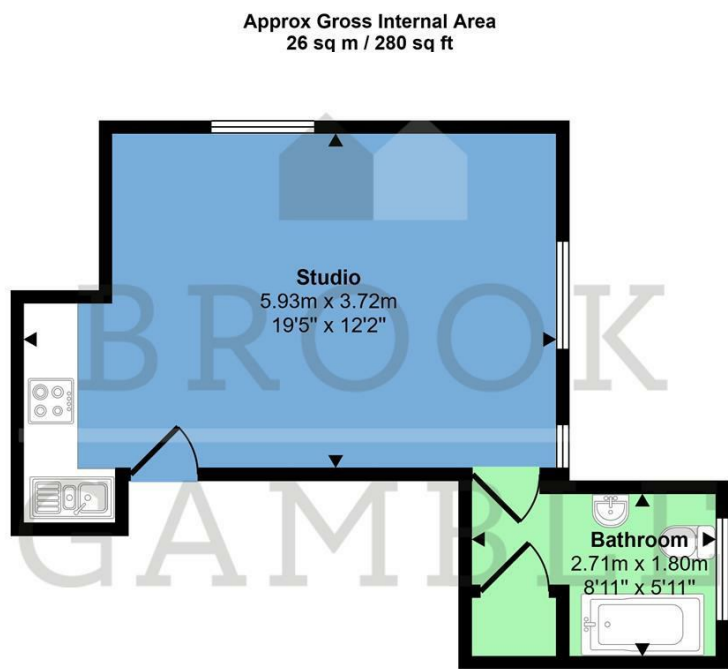
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal dated will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc.VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc VAT. These services are optional.

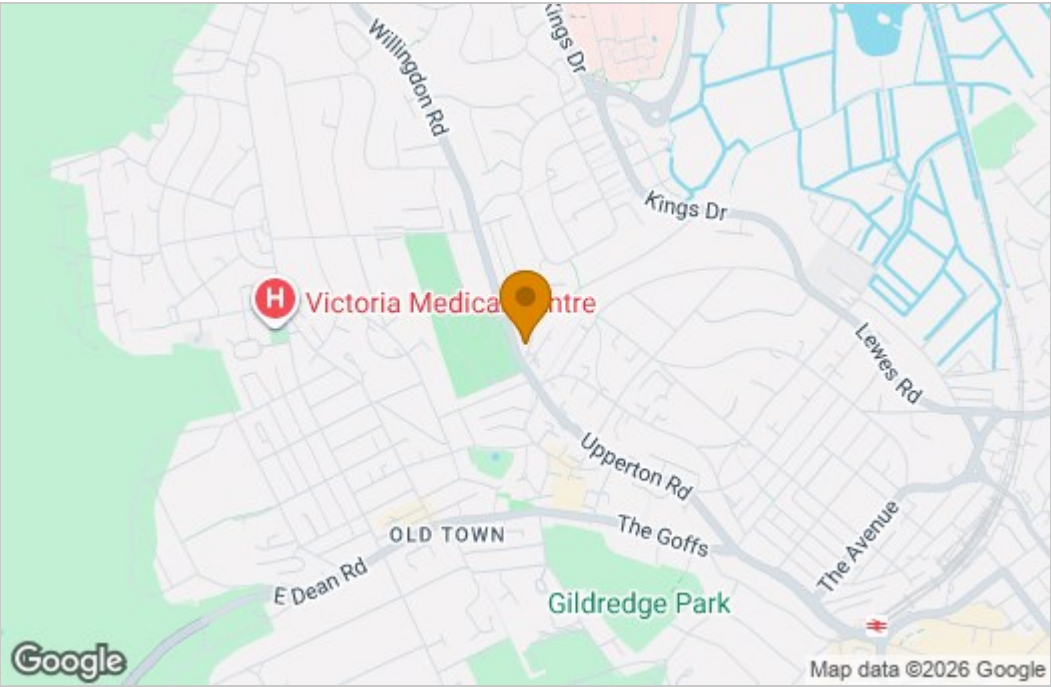
Floor Plan



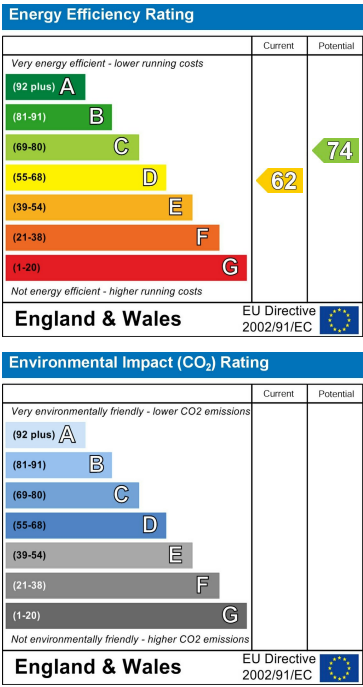
Studio

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.