



BROOK GAMBLE



**9 Filching Court Filching Road
, Eastbourne, BN20 8SQ**

Brook Gamble offer to the market this well presented one bedroom, first floor purpose built maisonette in the much sought after Old Town area of Eastbourne. With it's own private Entrance, the property enjoys modern accommodation with a lovely dual aspect Lounge affording views towards both The South Downs and The English Channel. There is a modern Kitchen which also enjoys fine views as well as a modern refitted Shower Room and the Bedroom which too enjoys views towards The South Downs. Boasting a share of the freehold, the property benefits from residents parking facilities and communal gardens. Viewing is considered essential to full appreciate this fine home. Sole Agents.

£169,950

9 Filching Court Filching Road , Eastbourne, BN20 8SQ



- Private Ground Floor Entrance
- Modern Kitchen
- Residents Parking Facilities
- Sole Agents
- Well Presented
- Modern Refitted Shower Room
- Communal Gardens
- Dual Aspect Lounge
- Views from Lounge, Kitchen and Bedroom
- Share Of Freehold

Entrance Hall

Landing

Lounge

16'4 x 9'11 (4.98m x 3.02m)

Kitchen

9'4 x 6'2 (2.84m x 1.88m)

Bedroom

14'4 x 9'10 (4.37m x 3.00m)

Shower Room

Outside

Other Information

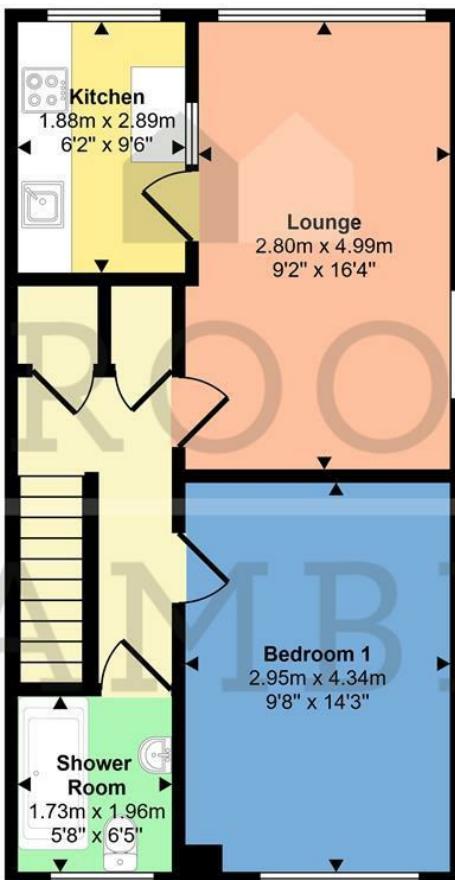


Directions



Floor Plan

Approx Gross Internal Area
46 sq m / 495 sq ft



First Floor

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	