



# BROOK GAMBLE



**Flat 12, Mayo Court 6-8 Pembury Road, Eastbourne, BN23 7HH**

**£145,000**

An EXTREMELY WELL PRESENTED, one bedroom first floor apartment located in the popular Langney area of Eastbourne, and within easy reach of local amenities and Langney Kingfisher shopping centre. With a spacious lounge, with SUN BALCONY, fitted kitchen, and RECENTLY UPDATED BATHROOM. The property also benefits from a 91 year lease (TBC) and is in EXCELLENT CONDITION THROUGHOUT. Sole Agents.

Door to:

**Communal Entrance**

Security entryphone system. Stairs to all floors.

**First Floor Landing**

Door to:

**Entrance Hall**

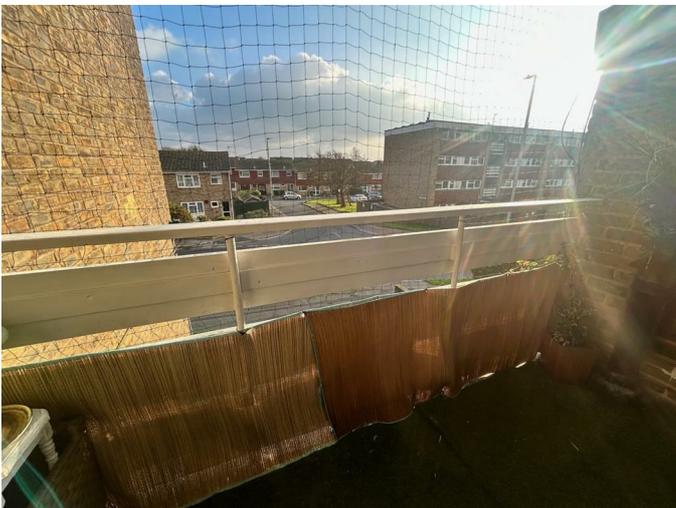
Security entryphone system. Two built-in storage cupboards. Radiator. Laminate wood flooring.

**Lounge 14'5" x 10'6" (4.39m x 3.20m)**



Radiator. Laminate wood flooring. Double glazed sliding doors to front, opening onto:

**Balcony**



Space for table and chairs.

**Kitchen 10'9" x 6'8" (3.28m x 2.03m)**



Range of wall and base units incorporating one and a half bowl inset sink with mixer tap and single drainer. Built-in larder cupboard. Space for electric cooker with extractor hood above. Space for upright fridge freezer. Space and plumbing for washing machine. Wall mounted Logic gas boiler. Part tiling to walls. Tiled floor. Double glazed window to rear aspect.

**Bedroom 13'8" x 10'4" (4.17m x 3.15m)**



Radiator. Double glazed window to front aspect.

## Bathroom



Modern bathroom with white suite comprising bath, with mixer tap and shower attachment, wash hand basin inset into vanity unit, and low level WC. Heated towel ladder. Fully tiled walls. Tiled floor. Double glazed window to rear aspect.

### **Other Information**

Council Tax Band A

The Vendor has advised us of the following information:

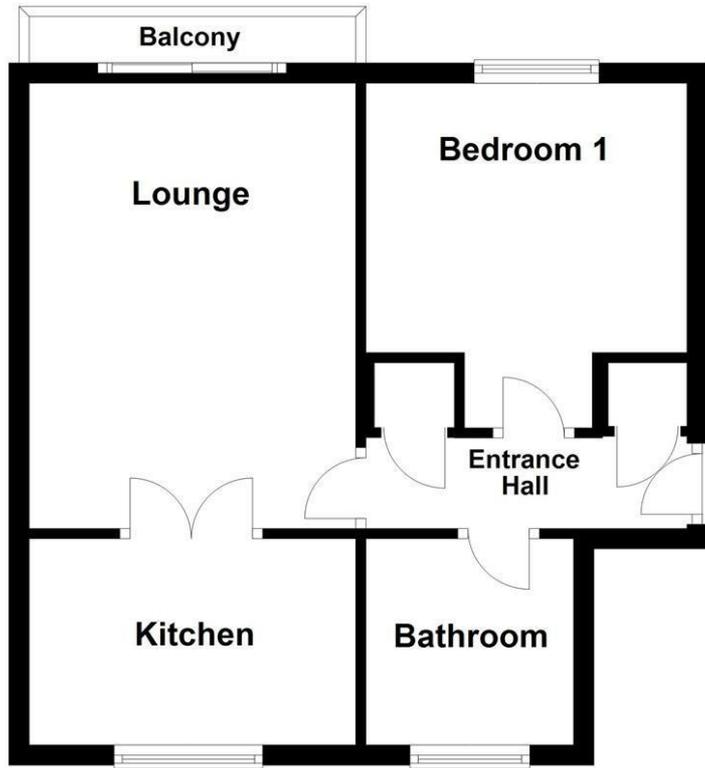
Lease: 91 years remaining (to be confirmed)

Service charge: £919.63 per annum

Ground rent: £10.00 (included in the service charge)

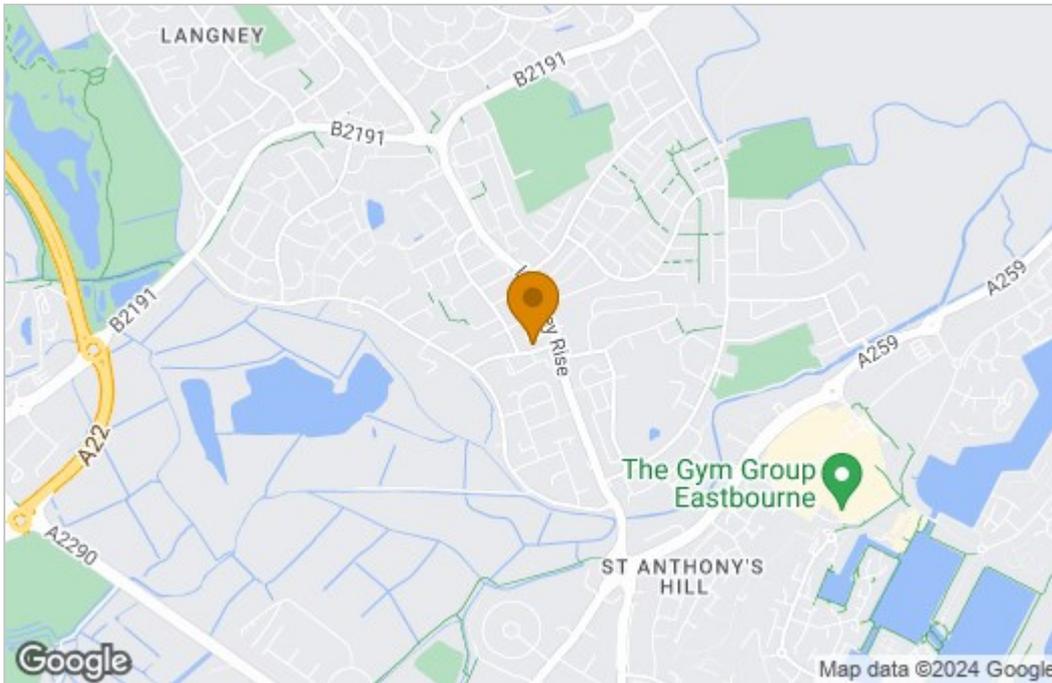
# Floor Plan

## Ground Floor

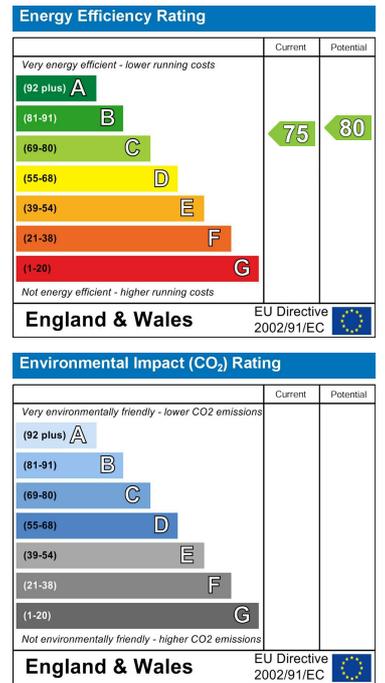


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

# Area Map



# Energy Efficiency Graph



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.