BROOK GAMBLE

Flat 6 Bourneside Court, Seaside Road, Eastbourne, BN21 3ET

£159,950

Brook Gamble are delighted to be offering this WELL PRESENTED TWO BEDROOM TOP FLOOR APARTMENT located JUST OFF EASTBOURNE SEAFRONT, and WITHIN EASY REACH OF THE BEACON CENTRE AND LOCAL RESTAURANTS. Being offered CHAIN FREE, the property benefits from having been RECENTLY REDECORATED, MODERN FITTED KITCHEN WITH GLOSS FRONTED UNITS, MODERN BATHROOM and gas central heating. This is a must see property. Sole Agents.

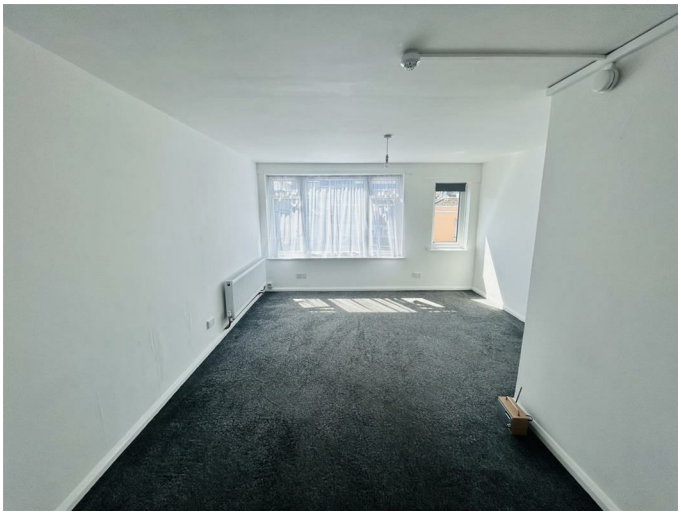
Accommodation Comprising
Communal front door, with security entryphone system, to:

Communal Entrance Hall
Stairs rising to:

Second Floor Landing
Private front door to:

Entrance Hall
Built-in cupboard with cupboard above.

Lounge 17'5" x 13'5" (5.31m x 4.09m)



Television aerial. Radiator. Two double glazed windows to front aspect.

Modern Fitted Kitchen 12'1" x 7'9" max (3.68m x 2.36m max)

Fitted with a range of wall and base units with gloss fronted, handleless cupboards, units and drawers. One and a half bowl sink unit in a stainless steel finish, with mixer tap. Complementary work surface. Electric hob with extractor hood above and electric oven below. Space and plumbing for washing machine. Space for upright fridge freezer. Wall mounted Vaillant gas central heating boiler concealed in wall mounted cupboard. Radiator. Double glazed window to rear aspect.

Inner Hallway
Linen cupboard with shelving and storage space above.

Bedroom 1 12'5" x 11'0" (3.78m x 3.35m)

Wardrobe with hanging rail and cupboard above. Radiator. Double glazed window to front aspect.

Bedroom 2 10'1" x 7'0" (3.07m x 2.13m)

Cupboard with hanging rail and cupboard above. Radiator. Double glazed window to rear aspect.

Bathroom

Fitted with a white suite comprising bath with mixer tap and shower attachement and riser rail above, low level WC and wash hand basin. Tiled splashback. Heated towel ladder. Double glazed window to rear aspect.

Other Information
Council Tax Band B

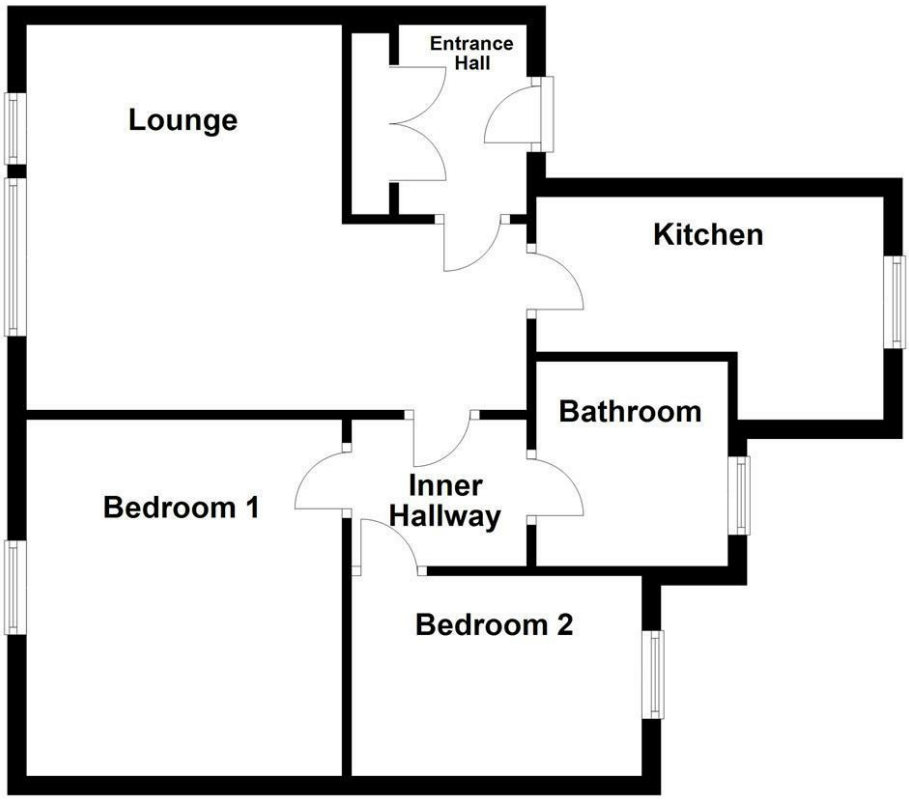
Total floor area 59 square metres

The Vendor has advised us of the following information:

The property is being sold with a share of the freehold
Lease: 977 years remaining
Maintenance charge: £1592.16 per annum

Floor Plan

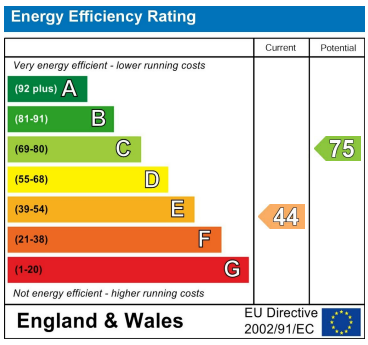
Second Floor Apartment

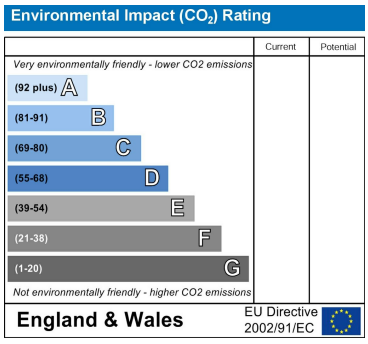


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map

Energy Efficiency Graph





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.

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