



BROOK GAMBLE



BROOK



Flat 6 Broad Lawns 1 De Roos Road, Eastbourne, BN21 2QA

£214,950

Brook Gamble are delighted to offer to the market this delightful two-bedroom top floor apartment at 1 De Roos Road offers a perfect blend of comfort and modern living. The property is in immaculate condition, making it an ideal choice for those seeking a ready-to-move-in home. As you enter, you are welcomed by a spacious reception room that boasts stunning views. The modern fitted kitchen is a highlight of the apartment, equipped with contemporary appliances and ample storage! The two well-proportioned bedrooms offer a peaceful retreat, perfect for restful nights. The bathroom is conveniently located and features modern fixtures. With electric heating throughout, this apartment promises warmth and comfort during the cooler months. The location is also a significant advantage, with easy access to local amenities such as Waitrose, transport links, and the beautiful Eastbourne seafront, making it an excellent choice for buyers!

Accommodation comprising

Communal entrance, Security entry phone, Stairs rising to 2nd floor landing

Main entrance door 9'2 x 8'7 (2.79m x 2.62m)

Hallway, Wall mounted electric heater, dado rail, coving to ceiling, storage cupboard housing hot water cylinder and shelving for linen, further storage cupboard with built-in shelving, exposed floorboards. security entry phone handset.

Double aspect lounge 15'9 x 9'2 (4.80m x 2.79m)

With wall mounted electric heater, coving to ceiling, exposed floorboards, double glazed window to front of the building, two double glazed windows to the side of the building to a westerly aspect, BT point.

Kitchen 10'6 x 8'11 (3.20m x 2.72m)

Fitted in a range of wall and floor mounted cupboards and base units in a white gloss fronted kitchen, with a single bowl sink unit with mixer tap, tiled splash back, complementary work surface four ring "Zanussi" induction hob with extractor hood above and electric oven beneath, Built in slimline dishwasher, space for and plumbing for washing machine, space for upright fridge freezer, Space for further appliance, coving to ceiling, double glazed opaque window to rear aspect.

Bedroom one 12'2 10'8 (3.71m 3.25m)

Coving to ceiling, wall mounted electric heater, dado rail, double glazed window to front aspect, exposed floorboards.

Bedroom two 9'4 x 8'7 (2.84m x 2.62m)

With coving to ceiling, wall mounted electric heater, exposed floorboards, double glazed window to front aspect.

Bathroom 9'3 x 5'10 (2.82m x 1.78m)

Consisting of a white suite, bath with mixer taps and shower attachment above, rainfall showerhead and further shower attachment, low-level WC, wash hand basin, tiled splash back, extractor fan unit, heated towel ladder, wall mounted "Dimplex" electric heater, coving to ceiling, double glazed window to rear aspect.

Parking

Residents parking at the rear of the property, on a first come first served basis.

Lease and Maintenance information

The seller advises us that they have at least 100 years remaining on the lease.

Maintenance is approximately £1000 per annum to include the ground rent payment. Annual buildings insurance is £225 per annum included within the maintenance charge.

Council Tax Band = B

Floor Plan

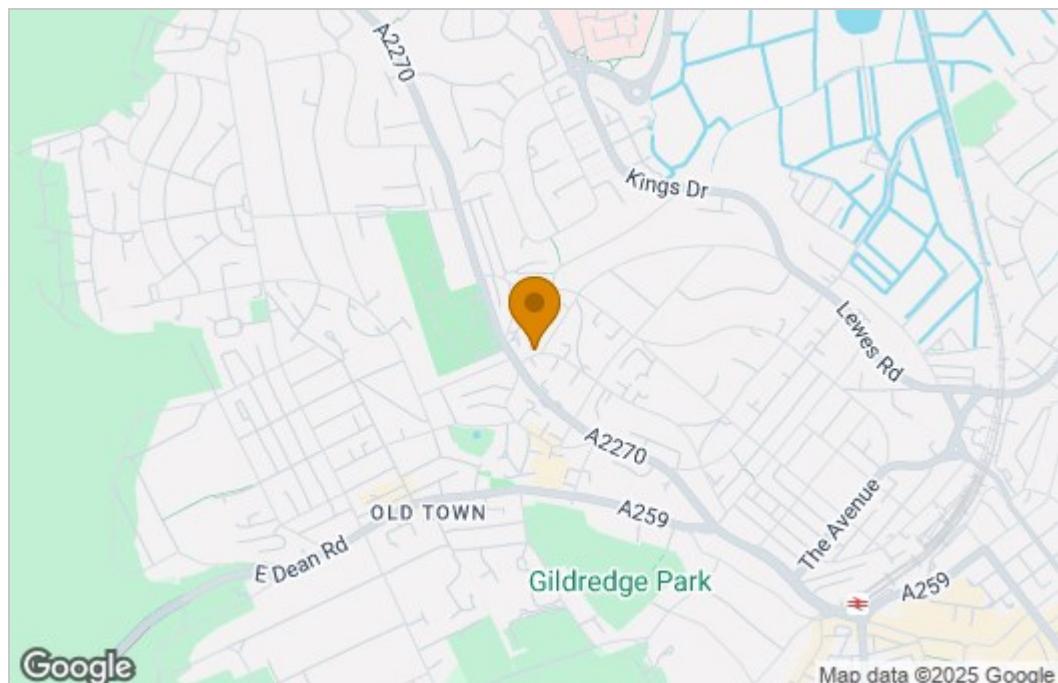
Approx Gross Internal Area
60 sq m / 643 sq ft



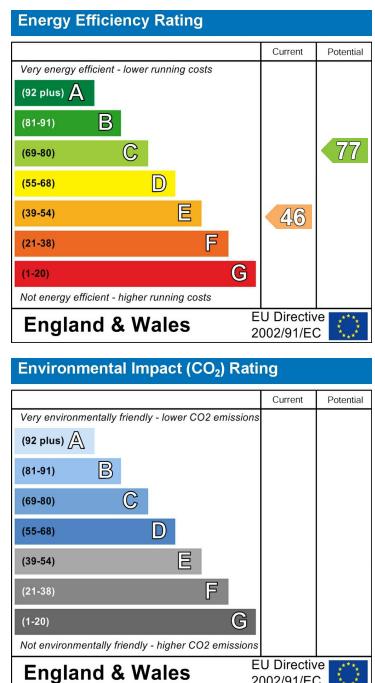
Floorplan

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.