



BROOK GAMBLE



8 St. Johns Road, Eastbourne, BN20 7HS

£325,000

Brook Gamble are delighted to offer to the market this substantial 3 bedroom purpose built apartment close to Eastbournes Seafront in the much sought after Meads area of Eastbourne. The property is being sold with a share of the freehold and is offered to the market chain free. In need of some modernisation, the property boasts large reception rooms with a 29'10 Lounge /Dining Room as well as en-suite facilities to the master bedroom. Further benefits include gas central heating and double glazing as well as undercover parking. There are delightful communal gardens to be enjoyed and viewing is highly recommended. Sole Agents.

Communal Entrance

Communal Entrance with entryphone. Stairs or lift to communal first floor landing.

Entrance Lobby 6'2 x 5'10 (1.88m x 1.78m)

Private front door to Entrance Lobby; with storage cupboard, glazed inner and side screen to Reception Hall.

Reception Hall 19'9 x 5'9 (6.02m x 1.75m)

Double radiator, wall mounted thermostat, entryphone video screen. Walk-in store cupboard.

Lounge / Dining Room 29'10 into bay max x 18'5 max (9.09m into bay max x 5.61m max)

2 radiators, UPVC double glazed bay window and door to front, with Sun Balcony enjoying lovely views towards the sea. Further double glazed door opening onto Balcony to front. Door to Kitchen.

Kitchen 10'3 x 9'2 (3.12m x 2.79m)

Single drainer sink unit with cupboard below. Further range of drawers and base units with working surfaces over. Space for electric oven, space and plumbing for washing machine, space for fridge freezer, wall units, part tiling to walls, cupboard housing wall mounted gas boiler, wall mounted electric heater, double glazed window to front.

Bedroom 1 16'10 including door recess and en-suite x 11'5 (5.13m including door recess and en-suite x 3.48m)

Measurements include the depth of the built-in wardrobe cupboards. Radiator, double glazed window to rear with fine view across Eastbourne. Double glazed door onto Sun Balcony; enjoying views across the Communal Gardens and towards The South Downs.

En-Suite Bathroom

Shower cubicle, wall mounted shower unit, glazed shower screen, handheld shower attachment, pedestal wash basin, low flush WC, part tiling to walls, extractor fan, heated towel rail, tiled floor.

Bedroom 2 12'3 x 11 (3.73m x 3.35m)

Radiator, double glazed window to front.

Bedroom 3 11'7 x 9'2 (3.53m x 2.79m)

Measurements include the depth of the built-in wardrobe cupboard, radiator, window to rear.

Bathroom

Suite comprising bath, low flush WC, pedestal wash basin, part tiling to walls, extractor fan, linen cupboard with slatted shelving and radiator.

Outside

There are wonderful Communal Gardens to the front and rear of the property with attractive lawns and flowerbeds.

The flat benefits from allocated covered parking.

Other Information

We understand the following information:

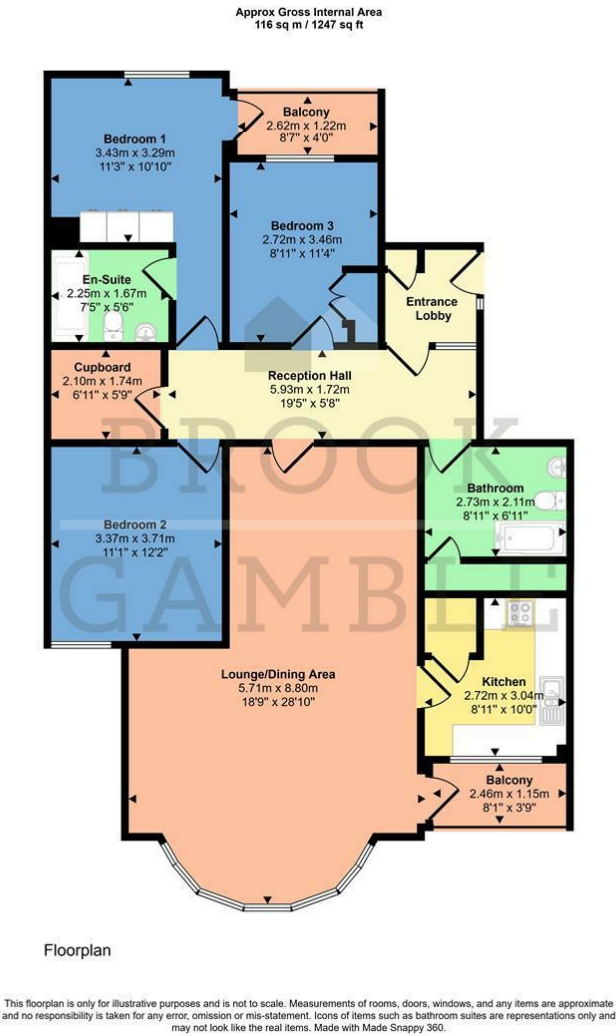
SHARE OF FREEHOLD

LEASE: 999 from 1976

MAINTENANCE: On request

We have not seen a copy of the lease.

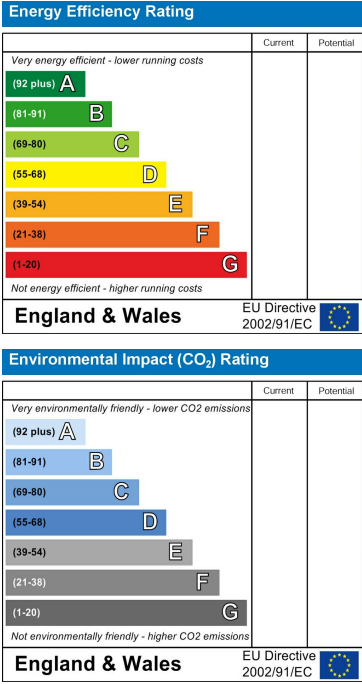
Floor Plan



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.