



# BROOK GAMBLE



**14 Shortdean Place, Eastbourne, BN21 1SA**

**£232,000**

Welcome to this charming two-bedroom purpose-built apartment located in the desirable Old Town area of Eastbourne. This well-presented flat offers a perfect blend of comfort and style, making it an ideal choice for both first-time buyers and those looking to downsize. As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment features two generously sized bedrooms, ensuring ample space for rest and relaxation. One of the standout features of this apartment is the delightful sun balcony, where you can enjoy your morning coffee or unwind in the evening sun. The property benefits from double glazing, and gas central heating. Situated in the sought-after Old Town, this flat is conveniently located near local amenities, parks, and excellent transport links, making it easy to explore all that Eastbourne has to offer.

## **Accommodation comprising**

Communal entrance

Communal hallway, stairs rising to 1st floor.

Main entrance door

### **Hallway**

Storage cupboard, further storage cupboard, hatch to loft, radiator, laminate wood flooring.

### **Kitchen**

Fitted in range of wall and floor cupboards and base units with a one and a half bowl unit mixer tap, splashback, complementary worksurface, space and plumbing for washing machine, space for upright fridge freezer, electric hob with electric oven beneath, laminate wood flooring, double glazed window to front aspect, with far reaching views towards the South Downs.

### **Lounge**

With coving to ceiling, radiator, double glazed door, leading onto sun balcony.

### **Sun balcony**

With security glazing and enjoying far reaching view towards the South Downs to a Westerly aspect.

### **Bedroom one**

With built-in wardrobes, coving ceiling, radiator, double glazed window to rear aspect.

### **Bedroom two**

With built-in double wardrobe, radiator, coving to ceiling.

### **Shower room**

Walk in shower cubicle, wall mounted shower with shower attachment and riser rail, wash hand basin, part tiled walls, extractor fan unit radiator

### **Separate cloakroom**

Low-level WC part tiled walls extractor fan unit

### **Outside**

residence parking on a first come, first served basis and communal gardens.

The seller advises us

Lease - The remainder of a 999 year lease

Maintenance £1026 per annum

Ground Rent - £0

## Floor Plan

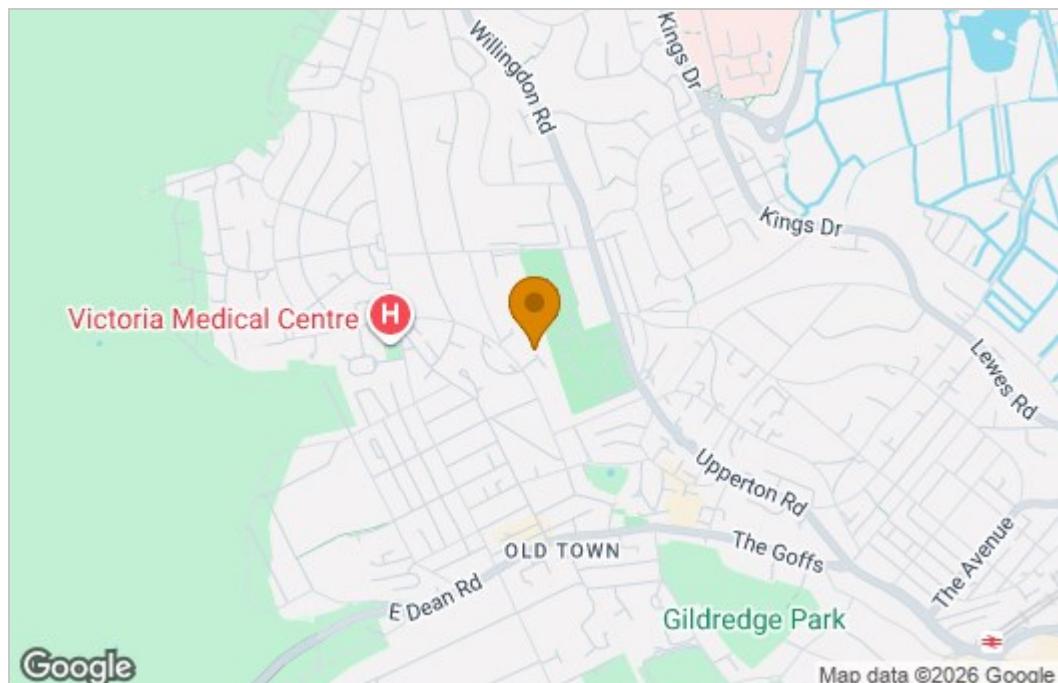
Approx Gross Internal Area  
63 sq m / 682 sq ft



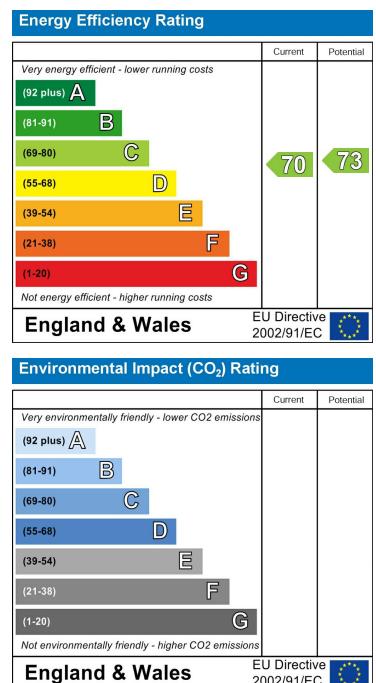
Floorplan

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



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