



BROOK GAMBLE



2 Whitley Road, Eastbourne, BN22 8NW

£115,000

Brook Gamble offer to the market this second floor purpose built retirement flat forming part of the St Aidans Court development in Seaside. The property benefits from a modern refitted Kitchen as well as a double aspect Lounge. The good sized Bedroom boasts built-in wardrobe cupboards with further storage in the hallway. St Aidans Court benefits from residents facilities including Residents Parking and Gardens, a Communal Lounge, Guest Suite and Laundry. Well located for access to Eastbournes Town Centre and Seafront and being close to local shops and bus services and being sold chain free, viewing is considered essential.

Communal Hallway

Communal front door with entryphone, opening into Communal Hallway; stairs or lift to second floor landing .

Entrance Hall

Private front door to Entrance Hall; with entryphone system, storage cupboard with clothes rail and shelving.

Lounge 18'7 x 10'5 (5.66m x 3.18m)

Double aspect, with UPVC frosted double glazed window to side and UPVC double glazed window to rear. Bi-fold door to Kitchen.

Kitchen 8'5 x 7' (2.57m x 2.13m)

Single drainer one and a half bowl stainless steel sink unit with mixer tap and drawers below. Further range of drawers with working surfaces over, incorporating four ring Neff induction hob with cooker hood above and electric oven below. Wall units, part tiling to walls, space for fridge freezer, UPVC double glazed window to rear.

Bedroom 14'3 x 8'6 (4.34m x 2.59m)

Measurements exclude the depth of the built-in mirror fronted wardrobe cupboards, night storage heater, UPVC double glazed window to rear.

Shower Room

Glazed shower cubicle wall mounted shower unit and hand held shower attachment. Tiled walls, low flush WC, wash basin inset into vanity unit with cupboard below, fitted mirror with light above, extractor fan, wall mounted heater.

Other Information

There is a Communal Lounge and Kitchen on the ground floor of St Aidans Court along with a Residents Laundry, Communal Gardens, a Guest Suite and Residents Parking Facilities.

Our vendor advises:

Lease: 103 years remaining

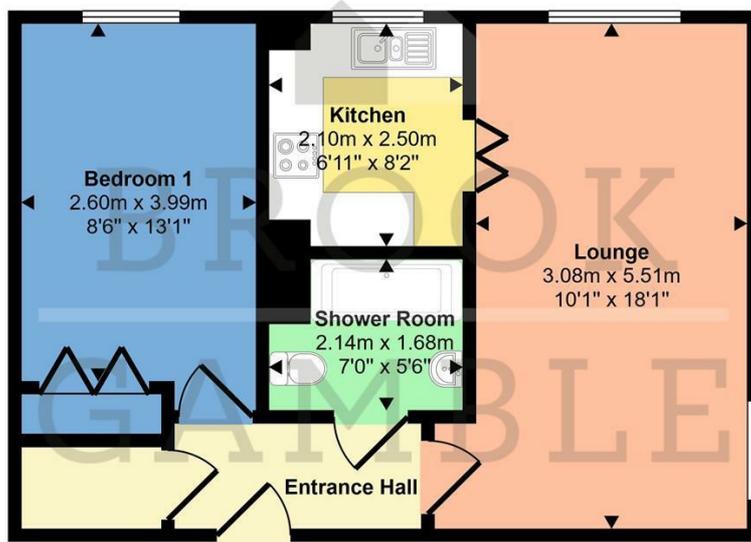
Maintenance: £1652.00 per half year

Ground rent: £182.50 per half year

Council Tax Band C

Floor Plan

Approx Gross Internal Area
45 sq m / 484 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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