BROOK GAMBLE









8 Moatcroft Court, Eastbourne, BN21 1NF

Offers In Excess Of £149,950

Brook Gamble are delighted to offer to the market this attractive one bedroom apartment forming part of a purpose built development, close to Gildredge Park and adjacent to Waitrose, in the sought after Motcombe area of Eastbourne. The property is well presented throughout including a re-fitted kitchen with integrated appliances, and has a modern bathroom, electric heating and, with addition of residents' parking and a share of the freehold, an early appointment to view is highly recommended. Sole Agents.

Entrance Hall
Private front door to flat. Stairs to:

Landing
Large built-in storage cupboard. Airing cupboard. Access to loft space. Door to:

Lounge 18'3" x 9'10" (5.56m x 3.00m)
Electric heater. Double glazed doors to balcony with views to rear. Door to:

Kitchen 10'1" x 5'8" (3.07m x 1.73m)
Re-fitted with high gloss drawer and base units with matching range of wall mounted cupboards over. Composite sink unit inset into marble effect work surfaces with matching upstands. Complemented by integral electric oven and four ring induction hob with cooker hood above and glass splashback, and integrated dishwasher. Integrated washing machine. Space for fridge freezer. Double glazed window to rear.

Bedroom 13'2" (into bay) x 9'11" (4.01m (into bay) x 3.02m)
Twin built-in wardrobes with storage cupboards over. Electric wall mounted heater. uPVC double glazed window to front with views towards South Downs.

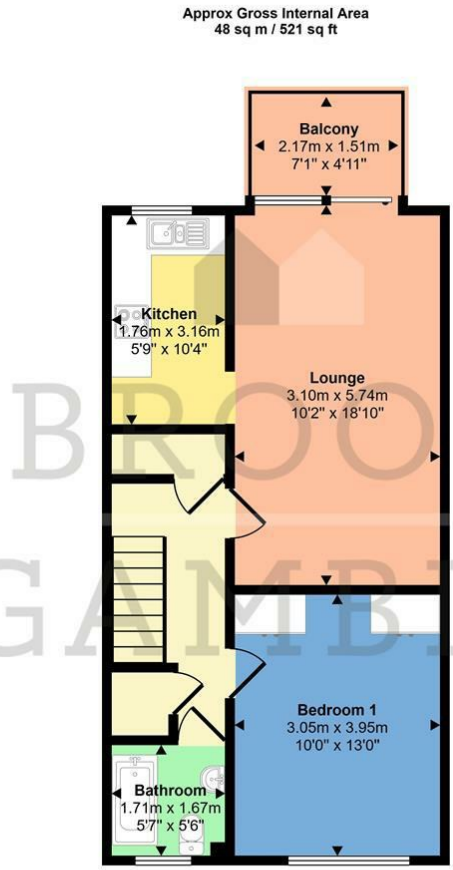
Bathroom
White suite comprising bath with shower over and concertina shower screen, low level WC, and wash basin inset into vanity unit. Frosted window to front.

Outside
The property sits in communal grounds with ample residents' parking. Flat 8 has a private external storage cupboard.

Other Information
We are advised by our vendor of the following, though we have not seen a copy of the lease:

Share Of Freehold
Lease: 125 years from 2005
Maintenance: Details available on request

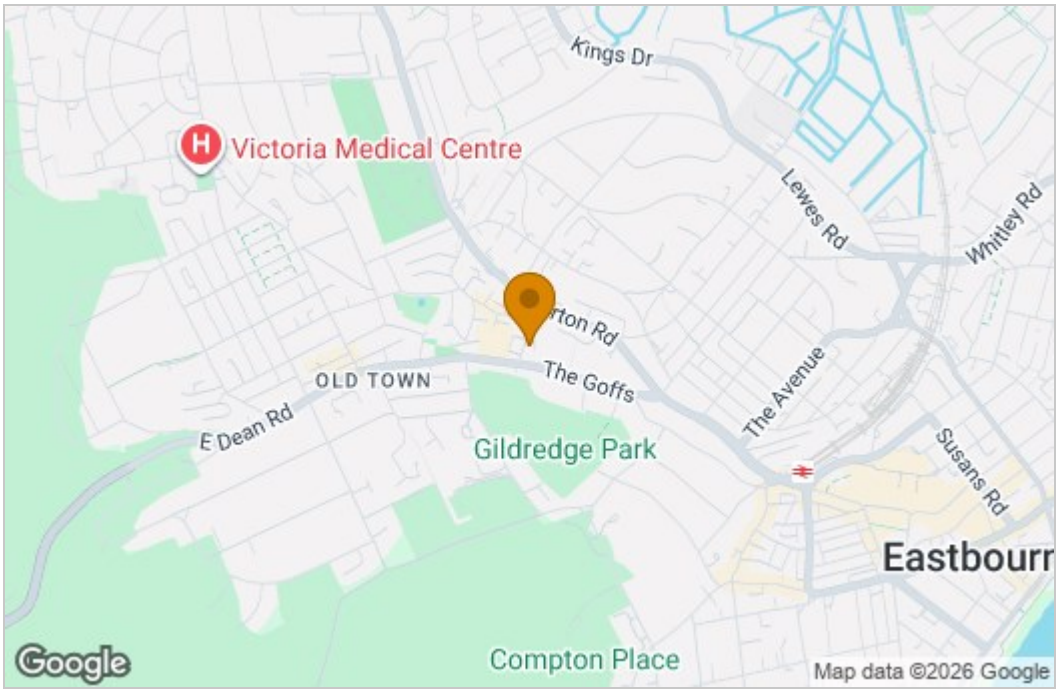
Floor Plan



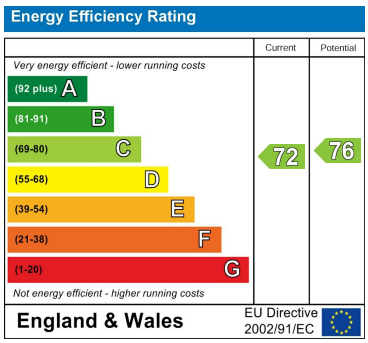
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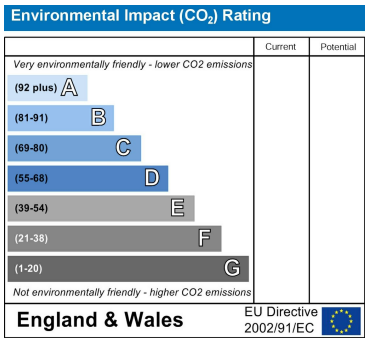
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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