



# BROOK GAMBLE



**32 East Dean Road, Eastbourne, BN20 8EE**

**£1,450 Per Month**

\* EMAIL ENQUIRIES ONLY \* - Located in East Dean Road in the Old Town area of Eastbourne, this newly refurbished ground floor apartment offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The apartment boasts a spacious reception room, ideal for relaxation or entertaining guests. The heart of the home is undoubtedly the brand new kitchen, which has been thoughtfully designed to meet all your culinary needs. The newly fitted bathroom complements the apartment beautifully, providing a fresh and contemporary feel. With new double glazing and gas central heating boiler, you can enjoy a warm and inviting atmosphere throughout the year. One of the standout features of this property is the off-road parking, and private rear garden offers a tranquil outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. The apartment has been enhanced with new flooring and decor, ensuring a stylish and welcoming environment. In order to pass the referencing process applicants must generate an income of £43,500. No Pets allowed under the terms of the apartments lease.

## **Accommodation Comprising**

Double glazed own private front door

Entrance Vestibule

Hallway

Radiator, laminate wood flooring, cloaks cupboard housing consumer unit, storage cupboard with fitted washing machine and wall mounted gas central heating boiler. Further radiator.

Separate cloakroom

Comprising low-level WC, wash hand basin vanity unit with tiled splashback, heated towel ladder, double glazed window to side aspect.

L shaped Open Plan Kitchen Lounge

Kitchen Area

Brand-new kitchen comprising a range of wall and floor white gloss fronted cupboards and base unit units, with a complementary worksurface, Inset four ring electric hob with extra extractor hood above, and electric oven beneath, single bowl sink unit and mixer tap, fitted slimline dishwasher, fitted fridge freezer, laminate wood flooring, tiled splash backs, double glazed window to side aspect.

Lounge

Radiator with thermostatic control valve, laminate wood flooring, coving to ceiling, large double glazed window to front aspect overlooking front garden. Coving to ceiling.

Bedroom one

Radiator with thermostatic control valve, wardrobe recess area, coving to ceiling, double glazed window to rear aspect overlooking the private rear garden.

Bedroom two

Radiator with thermostatic control valve, coving to ceiling, double glazed window to rear aspect enjoying westerly views towards the South Downs National Park and overlooking the rear private garden.

Bedroom three

Radiator with thermostat thermostatic control valve, double glazed window to side aspect.

Bathroom

Comprising White suite, bath with wall mounted shower above shower attachment and riser rail, tiled splashback, fitted shower screen, low-level WC, wash hand basin vanity unit, extractor fan unit, heated towel ladder, double glazed window to rear aspect.

Rear garden

Accessed by a lockable private gate to the side of the property, large patio area with fenced borders and a lawned area.

Front garden

Provides off-road parking for one vehicle.

Council tax band

B

## **Security Deposits**

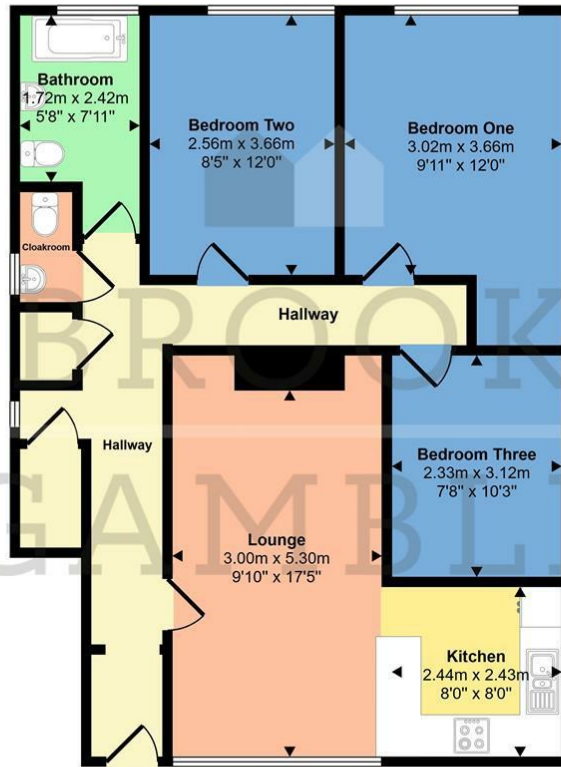
Holding Deposit = £334.61

Security Deposit = £1673.07

Council Tax Band B

# Floor Plan

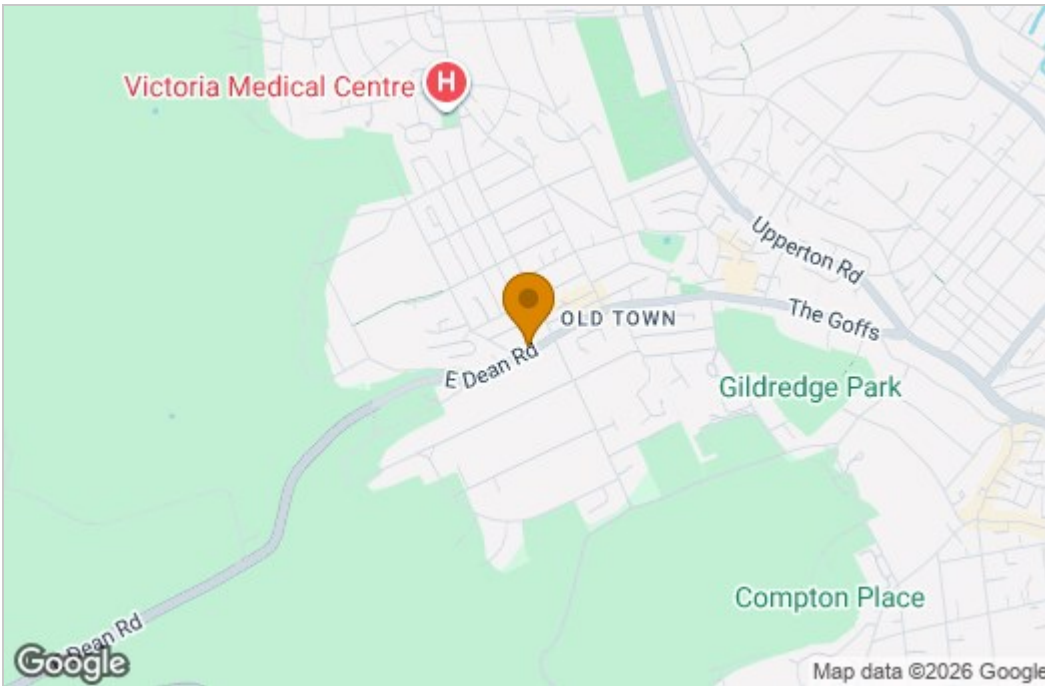
Approx Gross Internal Area  
78 sq m / 844 sq ft



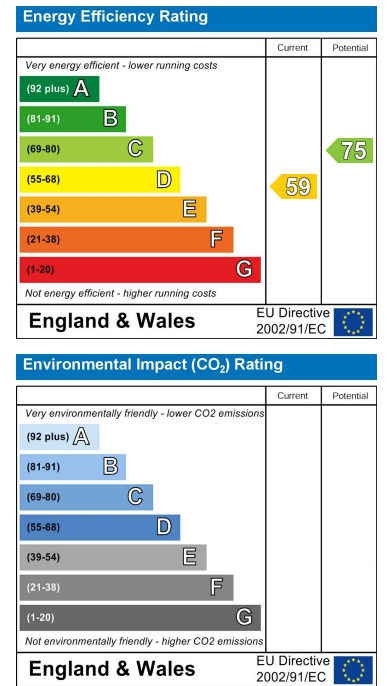
Floorplan

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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