



# BROOK GAMBLE



**80 Peppercombe Road, Eastbourne, BN20 8JN**

**£244,950**

**STUNNING SEA VIEWS** \* Located in the highly popular Peppercombe Road in Eastbourne, Old Town, this delightful two-bedroom ground floor apartment offers a perfect blend of comfort and coastal living. As you enter, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere alongside stunning far reaching views towards the sea! The apartment features two well-proportioned bedrooms, each designed to maximise space and natural light, One of the standout features of this property is the lovely rear garden, a private outdoor space where you can enjoy the fresh air and perhaps indulge in a spot of gardening or al fresco dining. The apartment also benefits from double glazing, enhancing energy efficiency. Additionally, this property comes with a share in the freehold, offering a sense of ownership and stability. The sea views from the apartment add a touch of magic, allowing you to enjoy the beauty of the coastline from your very own doorstep! Must see property, Sole Agents!

## **Accommodation Comprising**

Main front door

Hallway

Radiator, picture rail, under stairs storage cupboard with hanging rail, linen cupboard with shelving and radiator. Laminate wood flooring.

Lounge

With feature fire surround, picture rail, radiator, open reach BT point, double glazed square bay window to front aspect enjoying fantastic sea views across the town of Eastbourne.

Kitchen

Fitted in a range of wall and floor cupboards and base units with a 1 1/2 bowl sink unit and mixer tap, complementary work surface, splashback, inset four ring electric hob with extractor hood above, and electric oven beneath, wall mounted "Remeha" gas central heating boiler, space and plumbing for washing machine, space for upright fridge freezer, radiator, breakfast bar area, door leading into garden. Double glaze window to rear aspect.

Bedroom one

Picture rail, radiator, double glaze window to rear aspect.

Bedroom two

Picture rail, built-in wardrobe, radiator, double glazed window to front aspect enjoying fantastic sea views across the town of Eastbourne.

Shower room

Comprising walk-in shower cubicle with wall mounted shower and fitted splash panels, wash hand basin vanity unit, low-level WC, part tiled walls, heated towel ladder, double glazed window to side aspect.

Rear Garden

The property benefits from a 50% share of the rear garden, which is enclosed with fenced borders benefiting from a lawn area, mature shrubs and plant borders and backing directly onto the South Downs national park.

Private Front Garden

Laid to lawn

The seller advises us;

A Share in the Freehold

Lease – the remainder of a 999 year lease, approximately 986 years.

Maintenance – As and when required basis –

Buildings insurance is £200 per annum

Ground Rent - £0

Council Tax Band B

# Floor Plan

Approx Gross Internal Area  
69 sq m / 738 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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