BROOK GAMBLE

Ground Floor Flat, 108 Willingdon Road, Eastbourne, BN21 1TW

£975 Per Month

EMAIL ENQUIRIES ONLY - Brook Gamble are delighted to let this really good sized one bedroom ground floor apartment in the popular Old Town area of Eastbourne. Boasting its own private garden to the front of the property, the flat is available immediately. The flat enjoys good sized split-level accommodation and benefits from gas central heating and uPVC double glazing. Well located close to Eastbourne District General Hospital and popular local schools, bus stops are close by with services into Eastbourne Town Centre and surrounds. Any tenant wishing to pursue the property must generate an income of £29,250 in order to successfully pass the referencing process. Unfortunately under the terms of the lease of the apartment NO PETS ALLOWED.

Entrance Lobby 8'8 x 5'11 (2.64m x 1.80m)
Glazed front door with glazed side screens, opening into Entrance Lobby.

Entrance Hall
Glazed inner door opening into split-level Entrance Hall; with radiator, wood flooring, storage cupboard, frosted UPVC double glazed door to side.

Lounge 16'2 into bay x 13' (4.93m into bay x 3.96m)
Radiator, wooden floor, extractor fan unit, UPVC double glazed bay window to front.

Bedroom 12'3 x 12'11 (3.73m x 3.94m)
Radiator, UPVC double glazed window to rear.

Kitchen 10'8 x 10'3 (3.25m x 3.12m)
Single drainer sink unit with mixer taps and cupboards below. Further range of base units with working surfaces over incorporating four ring ceramic hob with cooker hood above and electric oven below. Space and plumbing for dishwasher, space for fridge freezer, cupboard housing wall mounted gas boiler. Wall units, part tiling to walls, tiled floor, UPVC double glazed window to side.

Bathroom
Bath with mixer taps, handheld telephone style shower attachment, wall mounted shower unit with rainfall showerhead, and glazed screen. Wash basin inset into vanity unit with cupboard below, low flush WC, heated towel rail, radiator, tiled floor, part tiling to walls, extractor fan, frosted UPVC double glazed window to side.

Outside
There is a private garden to the front of the property, laid to lawn and enclosed by fencing and walls and with gated access.

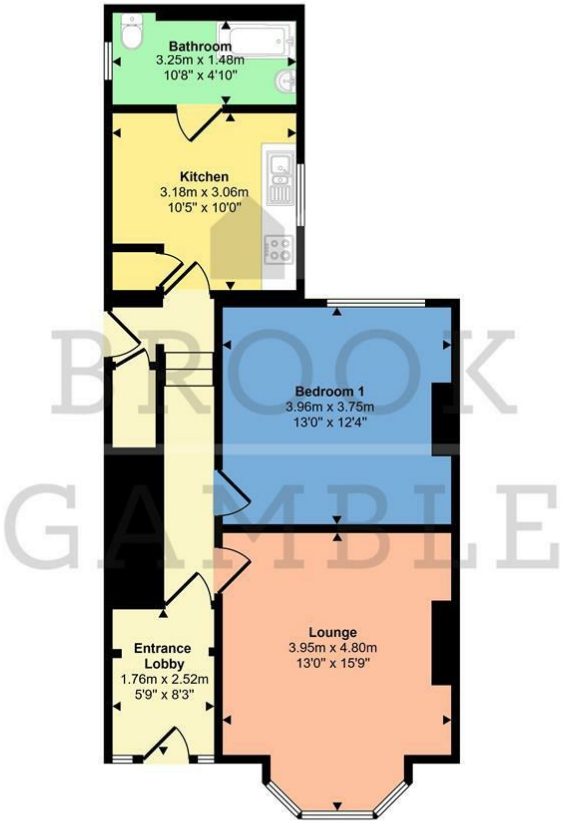
Security Deposits
Holding Fee = £225

Security Deposit = £1125

Pets
Unfortunately under the terms of the lease of the apartment NO PETS ALLOWED.

Floor Plan

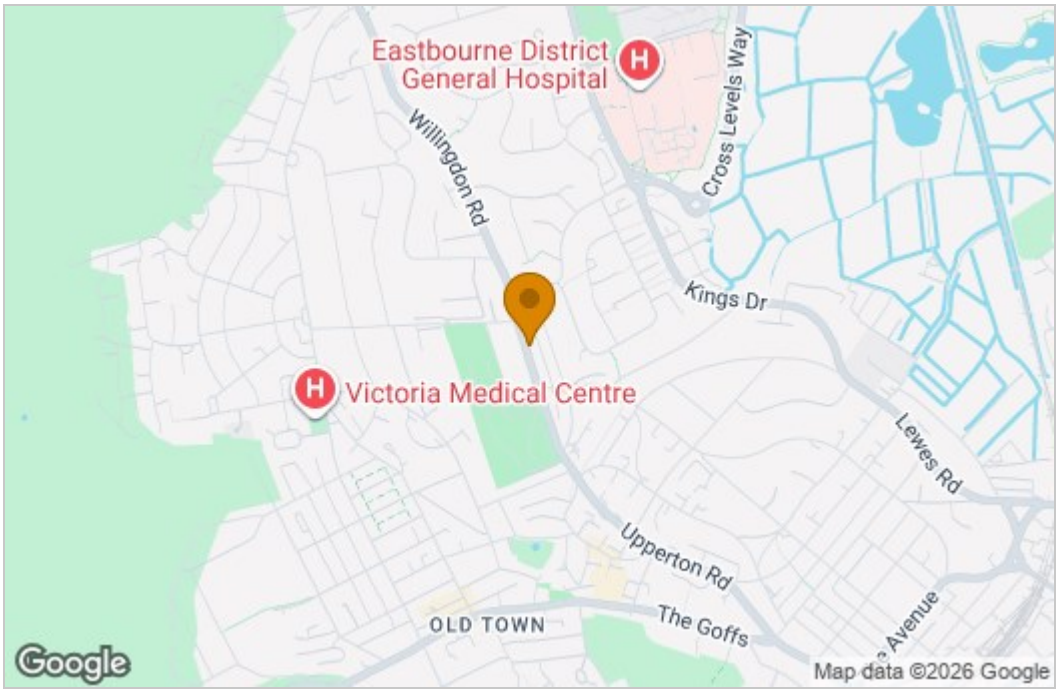
Approx Gross Internal Area
62 sq m / 667 sq ft



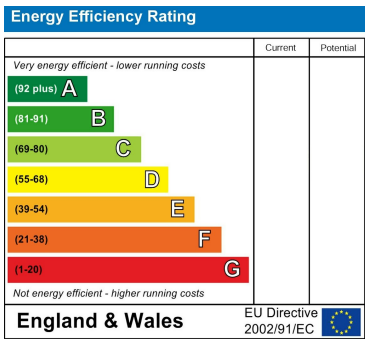
Floorplan

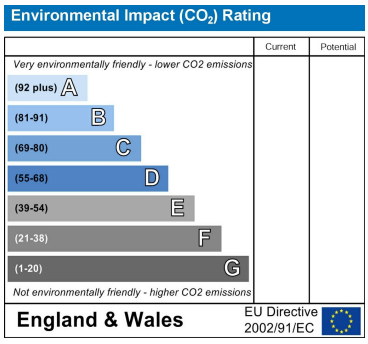
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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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