BROOK GAMBLE

9 Hartfield Road, Eastbourne, BN21 2AP

£179,950

Brook Gamble are delighted to be offering this extremely well presented, and most spacious one bedroom first floor converted apartment in the highly sought after Upperton area of Eastbourne, within easy reach of Eastbourne's mainline railway station, Hartfield gardens literally opposite, and the Beacon Centre. The property benefits from a spacious idyllic roof terrace from the lounge, and a lounge with open fire. A nice spacious kitchen with appliances, and an extremely well presented modern shower room. The property is being offered chain free, and viewing is by appointment. Call now to arrange a viewing! 01323 438506

Accommodation Comprising
Main front door,

Communal entrance, Hall, stairs rising to 1st floor.

Main entrance door
Hallway

Coving to ceiling, picture rail.

Lounge
Feature fire surround with electric fire and tiled hearth, radiator, Picture rail, corniced ceiling, further radiator, double glazed window to front aspect overlooking terrace, double glazed door leading onto terrace.

Sun Terrace
the property benefits from a large sun terrace.

Kitchen
Fitted in range of wall and floor cupboards and base units, 1 1/2 ball sink unit and mixer tap, complementary work surface, four ring electric cooker with oven and grill beneath and extractor hood above, space and plumbing for washing machine (washing machine is included within the sale), space for further undercounter appliance with plumbing for dishwasher, large American style fridge/freezer, larder cupboard, hatch to loft area, recessed spotlighting, wall mounted gas central heating boiler, double glazed window to front aspect.

Main bedroom
With a feature fire surround with open fire and tiled hearth, coving to ceiling, built-in wardrobes with sliding door doors, radiator, double glazed bay window to rear aspect.

Second Reception.
Picture rail, borrowed light window.

Bathroom
Comprising large walking shower cubicle with wall mounted shower with rainfall showerhead, separate shower attachment and riser rail, heated towel ladder, wash hand basin vanity unit with mixer tap, high-level WC, double glazed window to side aspect.

Lease and Maintenance information
The seller has advised us of the following information, it is our advice that you should you agree to buy the apartment then this information is confirmed at the earliest opportunity by your chosen legal professional as we have not seen the lease.

Lease length - 962 years remaining of a 999 year lease.

Maintenance charge - £1580.75 per annum

Ground Rent charge - £50 per annum

No pets allowed under the terms of the lease.

Council Tax Band
Band B

Floor Plan

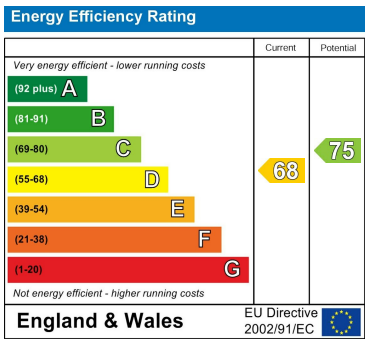
Approx Gross Internal Area
60 sq m / 651 sq ft

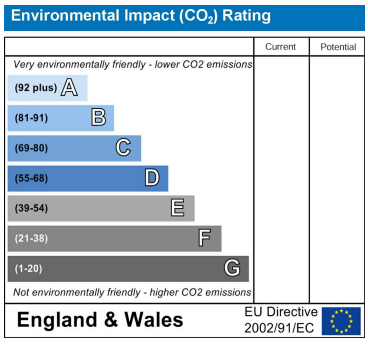
Floorplan

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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