BROOK
GAMBLE

11B Beach Road, Eastbourne, BN22 7EU

£199,950

Brook Gamble are delighted to offer to the market this extremely well presented 2 bedroom first floor flat in the much sought after Redoubt Area of Eastbourne. Located close to Eastbourne Seafront and nearby local shops, the flat benefits it's own private entrance as well as being sold with a share of the freehold. Further benefits include the good sized Kitchen/Dining Room and the attractive southerly facing Lounge. The property boasts gas central heating and uPVC double glazing and is offered to the market chain free. Viewing is highly recommended. Sole Agents.

Entrance Stairs
Steps up to Entrance Porch. UPVC double glazed front door opening into Entrance Stairwell; with stairs leading to the Split-Level Hallway.

Split-Level Hallway
Hatch to loft space, radiator, UPVC double glazed window to side.

Lounge 15'5 x 10'7 (4.70m x 3.23m)
Feature fireplace, radiator, UPVC double glazed bay window to front.

Kitchen / Dining Room 19'10 x9'9 (6.05m x2.97m)
Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob with cooker hood above. Eye-level electric double oven, wall units, wall mounted gas boiler, space and plumbing for washing machine, space for fridge freezer, laminate wood effect flooring, radiator, UPVC double glazed window to side, UPVC double glazed window to rear.

Bedroom 1 12'3 max reducing to 9' x 12'1 max (3.73m max reducing to 2.74m x 3.68m max)
Radiator, UPVC double glazed window to rear.

Bedroom 2 6'8 x 12'5 (2.03m x 3.78m)
Radiator, UPVC double glazed window to front.

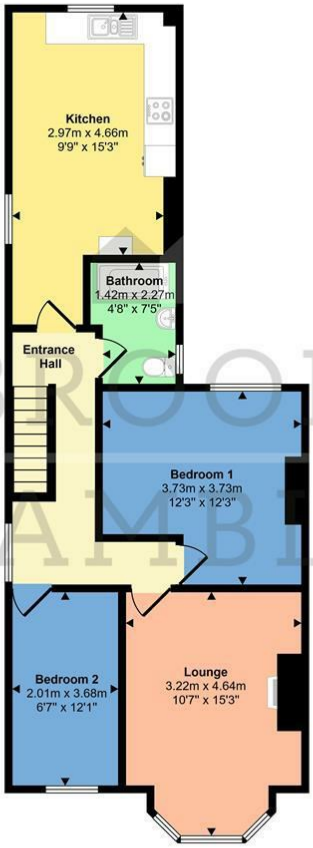
Bathroom
Panelled bath with mixer taps, handheld shower attachment, low flush WC, wash basin inset in to vanity unit with cupboard below. Tiled walls, extractor fan, frosted UPVC double glazed window to side.

Other Information
The vendor advises the following, though we have not seen the lease:

The flat is being sold with a share of freehold
Lease: Balance of a 999 year lease
Maintenance: On and as and when basis split 50/50 with downstairs.

Floor Plan

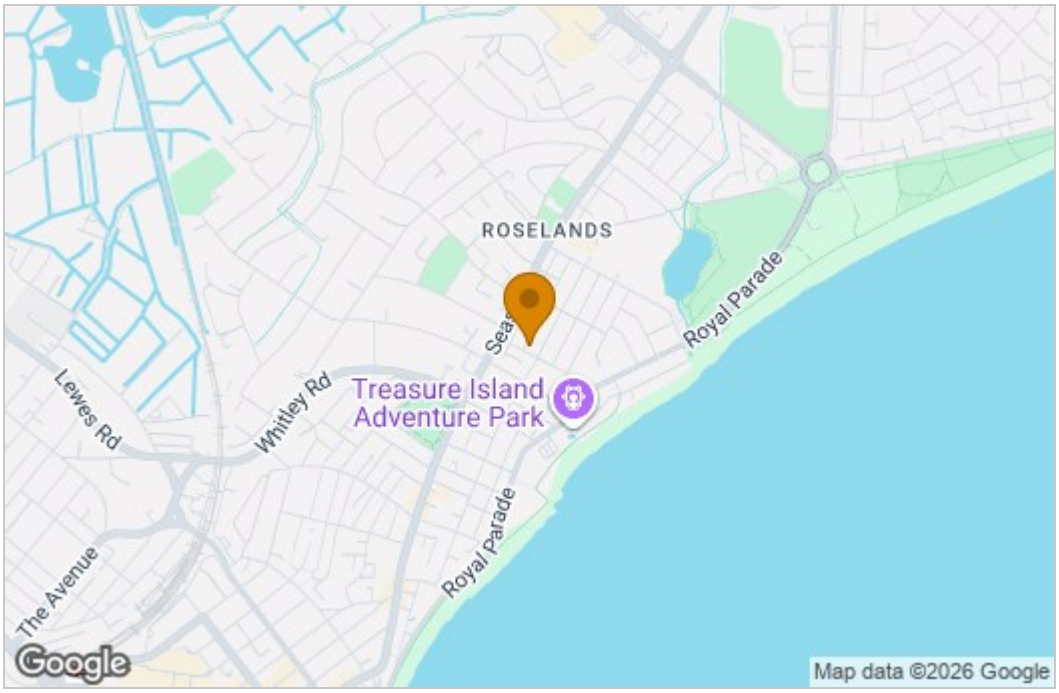
Approx Gross Internal Area
66 sq m / 709 sq ft



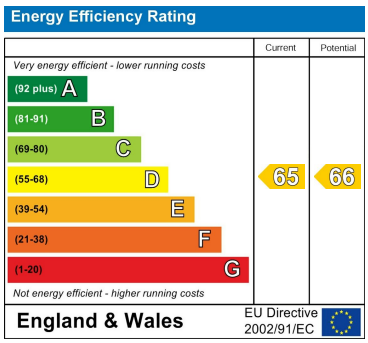
Floorplan

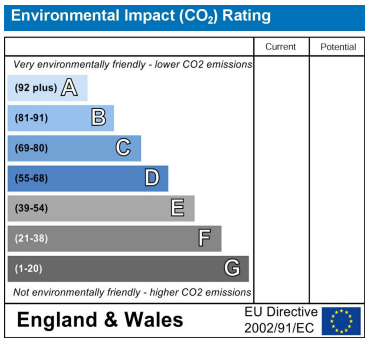
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

4 Albert Parade, Eastbourne, East Sussex, BN21 1SD
Tel: 01323 438506 Email: info@brookgamble.co.uk https://www.brookgamble.co.uk