BROOK GAMBLE

17 Shortdean Place, Eastbourne, BN21 1SA

£189,950

Brook Gamble offer to the market this well presented 2 bedroom ground floor apartment in the much sought after Old Town area of Eastbourne. The property benefits from good sized accommodation with a sun balcony from the living room and both bedrooms boasting fitted wardrobes. Benefitting from a share of the freehold, further benefits include uPVC double glazing and gas central heating, as well as communal gardens and residents parking. Well located for popular local shops, the property is being offered to the market chain free. Viewing is strongly recommended. Sole Agents.

Entrance Hall
Communal front door opening into Communal Hallway. Private front door opening into L-shaped Entrance Hall; with radiator, store cupboard, linen cupboard with slatted shelving.

Lounge 16'10 x 10'10 (5.13m x 3.30m)
Radiator, UPVC double glazed window to rear. UPVC double glazed door opening onto Balcony.

Kitchen 9' x 7'9 (2.74m x 2.36m)
Measurements exclude the door recess. Single drainer sink unit. with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring ceramic hob with electric oven below. Integrated microwave, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, wall unit, wall mounted gas boiler, tiled walls, UPVC double glazed window to front.

Bedroom 1 13'7 x 10'10 (4.14m x 3.30m)
Measurements include the depth of the mirror fronted built in wardrobe cupboard. Double radiator, UPVC double glazed window to front.

Bedroom 2 12'6 x9'10 (3.81m x3.00m)
Measurements include the depth of the mirror fronted built-in wardrobe cupboard. Double radiator, UPVC double glazed window to rear.

Bathroom
Wall mounted shower unit, handheld shower attachment, glazed shower screen, wash basin inset into vanity unit with cupboard below. Mirror fronted vanity unit with lighting, heated towel rail.

Cloakroom
Low flush suite, wash basin, part tiling to walls.

Outside
There are communal lawned gardens surrounding the flats and residents parking facilities.

Other Information
The vendor advises the following, although we have not seen a copy of the lease:

The flat is being sold with a share of the freehold.
Lease: Approximately 978 years remaining (999 from 2006)
Ground Rent: £0
Maintenance: £1161.36pa

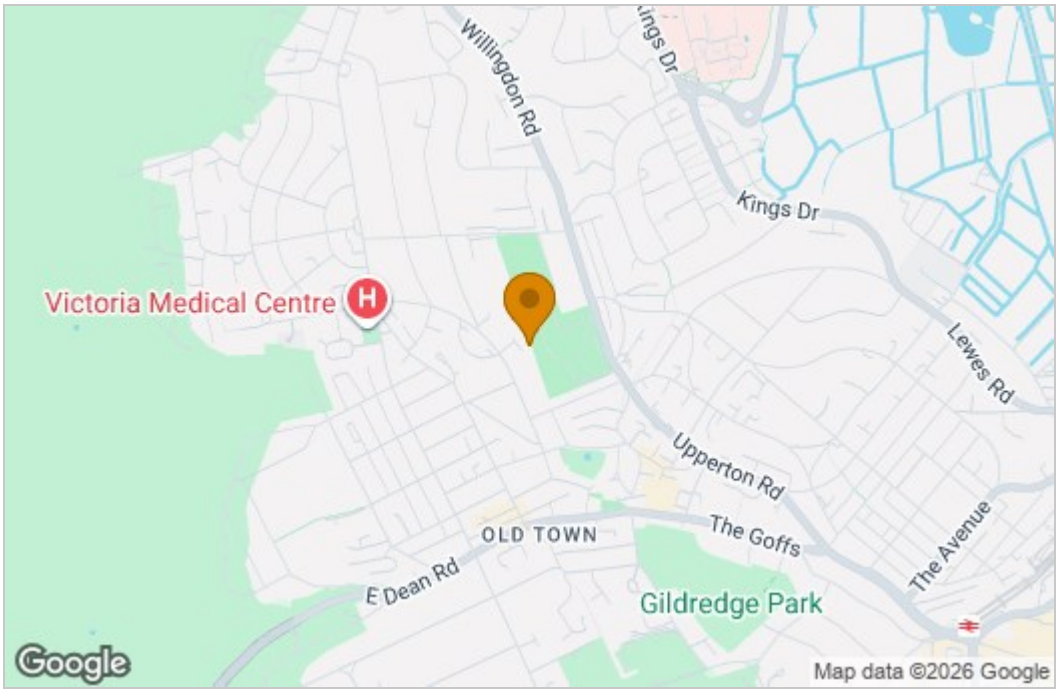
Floor Plan

Approx Gross Internal Area
63 sq m / 680 sq ft

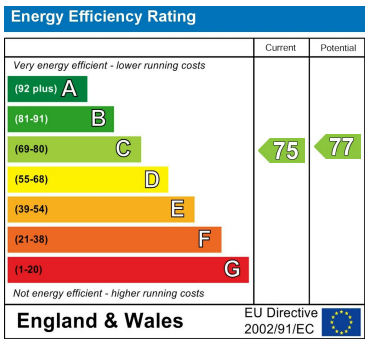
Floorplan

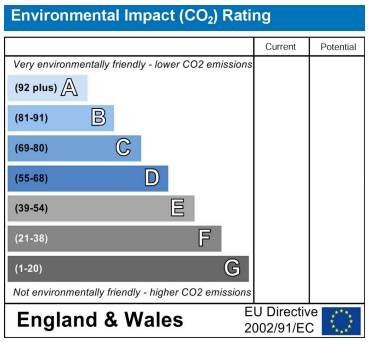
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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