

HUNT FRAME

ESTATE AGENTS



First Floor Flat 22 Gore Park Road, Eastbourne, BN21 1TQ

No Offers £150,000



PRICE £150,000 NO OFFERS

A CHAIN FREE, FIRST FLOOR TWO BEDROOM CONVERTED APARTMENT, forming part of this attractive VICTORIAN RESIDENCE in this prime OLD TOWN location. Comprising of SPACIOUS and VERSATILE ACCOMMODATION which includes a LARGE LOUNGE, KITCHEN and BATHROOM, along with aforementioned TWO BEDROOMS. Now in need of some IMPROVEMENT and MODERNISATION but priced accordingly.

Gore Park Road is enviably located in Old Town, close to the delightful Motcombe area which is served by a range of amenities including a Waitrose supermarket and Motcombe Gardens, with Gildredge Park just beyond. The town centre is also easily accessible with its mainline rail services to London Victoria and to Gatwick. To the west of the town there is wonderful scenic downland countryside offering recreational opportunities. Sporting facilities in the Eastbourne area include 3 principal golf courses and one of the largest sailing marinas on the south coast.



Communal Entrance Hall
Via communal front door. Personal front door to :

Entrance Hall
Stairs rising to first floor landing.

First Floor Landing
Period style balustrade. Radiator. Cupboard housing electric fuse board. Access to loft space.

Lounge
15' x 11' 7" (4.57m x 3.53m). Feature ornate iron original fireplace. Television point. Telephone point. Radiator. Bay window to front. Built-in original cupboard.

Kitchen
9' 5" x 8' 1" (2.87m x 2.46m). Fitted in a range of grey fronted eye and base level units and drawers with complementary work surface over. Inset stainless steel sink and single drainer. Built-in oven and four ring electric hob. Space and plumbing for washing machine. Space for fridge. Original ornate Victorian style fireplace. Wall mounted gas fired boiler. Radiator. Window to rear.

Bedroom One
11' 3" x 10' 6" plus recess (3.43m x 3.20m). Original ornate iron Victorian style fireplace. Built-in original cupboard. Radiator. Window to rear.

Bedroom Two
8' 7" x 6' (2.62m x 1.83m). Radiator. Window to front.

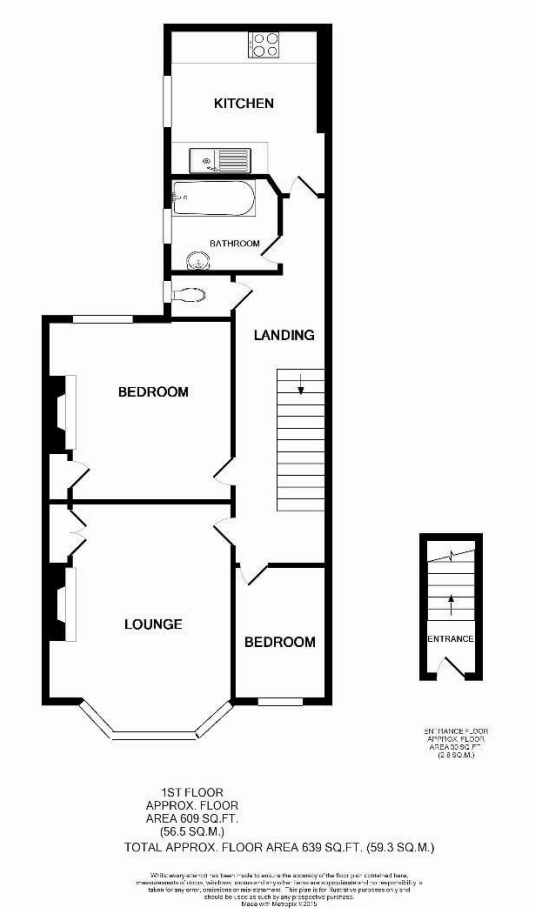
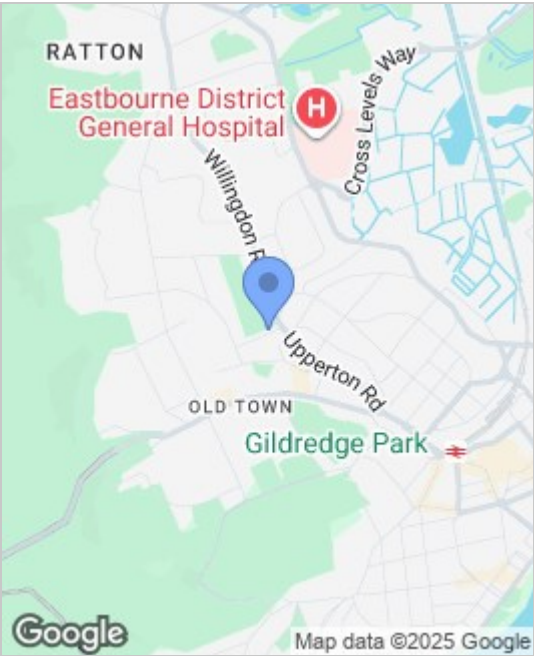
Bathroom
Recently installed in a white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Heated chrome towel ladder. Window to side. Part tiled walls.

Separate WC

Recently installed white low level WC. Part tiled walls. Window to side.

Lease: 108 years remaining. Includes the freehold of the building.
Maintenance: 50% as and when.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	