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**43B Gore Park Road, Old Town, Eastbourne, East Sussex, BN21 1TG**

**Asking Price £229,950 Leasehold**

**An opportunity arises to acquire this TWO BEDROOMED MAISONETTE located in the favoured Motcombe area of Eastbourne. The apartment features split level accommodation over the hall floor and first floor and is offered with the benefit of gas fired central heating and double glazed windows.**

**Features include a bay fronted sitting room, hall floor kitchen and bathroom and two first floor bedrooms. There is also the advantage of a long lease with approximately 990 years remaining.**

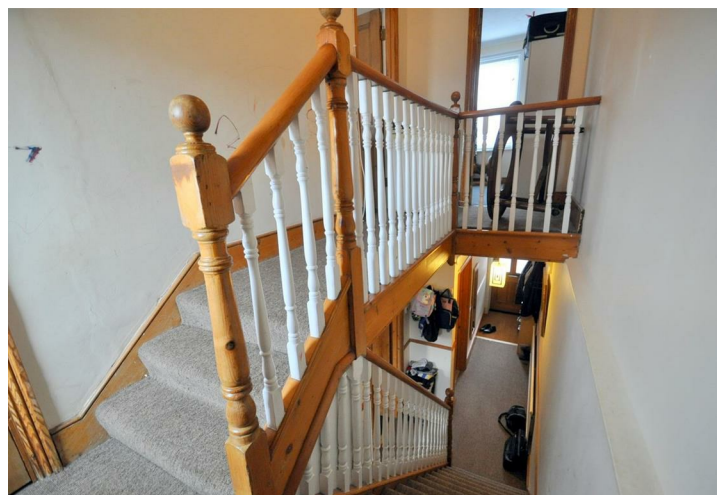
**EPC=C.**





The property is located in the favoured Motcombe area of Eastbourne being within walking distance of Motcombe Park and local shopping facilities in Motcombe Village. Waitrose and the Gildredge Park area of Eastbourne is also within close proximity. Bus services pass along the nearby Upperton Road whilst Eastbourne's town centre and mainline railway station is approximately one mile distant.

**\* TWO BEDROOMED HALL/FIRST FLOOR MAISONETTE IN FAVOURED MOTCOMBE AREA \*  
 HALL/FIRST FLOOR ACCOMMODATION \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED  
 WINDOWS \* BAY FRONTED SITTING ROOM \* KITCHEN \* BATHROOM/WC \* TWO BEDROOMS \*  
 LONG LEASE APPROXIMATELY 990 YEARS REMAINING \***



## The accommodation

Comprises:

Steps from road level to front door, opening to:

### Entrance Hall

Radiator, understairs storage cupboard.

### Sitting Room

13'8 max into bay x 11'6 max (4.17m max into bay x 3.51m max)

(11'6 max including depth of chimney breast).

Attractive bay fronted room, radiator.

### Kitchen

10'7 max x 9'4 max (3.23m max x 2.84m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit, work surface with tiled splashback, wall mounted cupboards, Belling electric under counter oven, four burner gas hob with extractor fan over, space and plumbing for washing machine, radiator, window with outlook to rear.

### Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, radiator, window to side and rear.

Stairs rising from hall to:

### First Floor Landing

Built-in cupboard housing Worcester gas fired boiler, loft hatch to roof space.

### Bedroom 1

15'9 max x 11'7 (4.80m max x 3.53m)

(15'9 max including depth of chimney breast).

Radiator, two windows with outlook to front.

### Bedroom 2

11'1 x 9'7 max (3.38m x 2.92m max)

(9'7 max including depth of chimney breast).

Radiator, outlook to rear.

## N.B

As at February 2025 we are informed by our client that the term of lease is approximately 990 years remaining.

Term of lease is from and including 4.6.2016 to and including 3.6.3015.

Service charge contribution will be covered by a newly issued agreement and this will be approximately 66% of the overall building insurance plus a small annual maintenance fund (to cover gutter clearance etc and a small administration charge. Essential repairs to the fabric of the building will be covered on an as and when needed basis, using a similar split between the leaseholder of the separate downstairs flat).

(All details concerning the terms of the lease and outgoings are subject to verification).

## COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

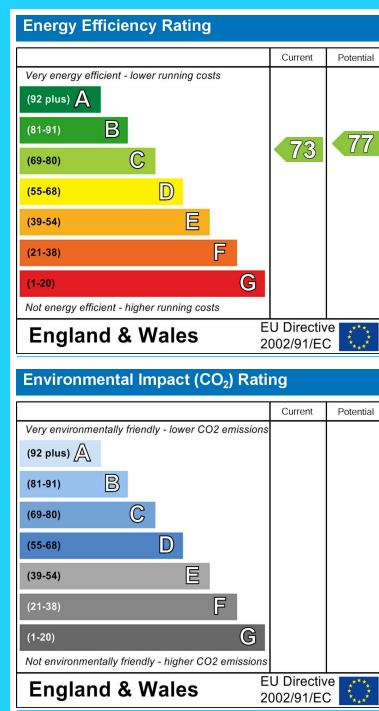
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.







**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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