



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

Asking Price £169,950



A Two bedroom first floor converted flat located in popular OLD TOWN. Comprising large lounge, kitchen and bathroom, gas central heating. In need of some improvement.

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



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.

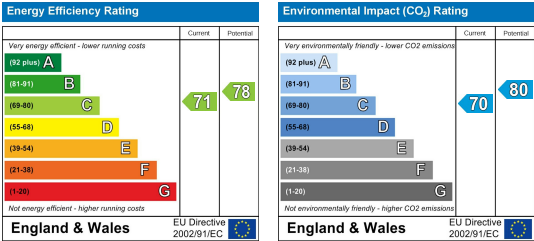
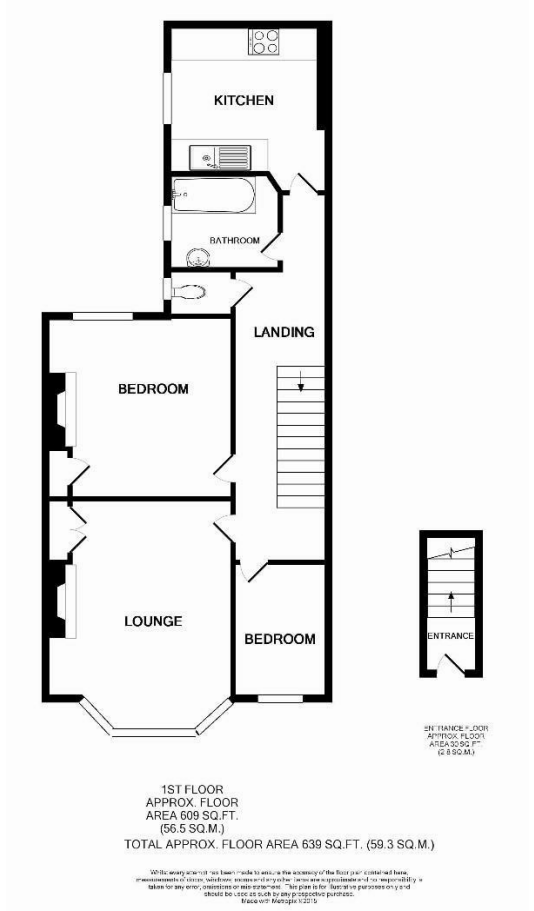
Bedroom One
11' 3" x 10' 6" plus recess (3.43m x 3.20m). Original ornate iron Victorian style fireplace. Built-in original cupboard. Radiator. Window to rear.

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.



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