



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

Asking Price £159,950



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.

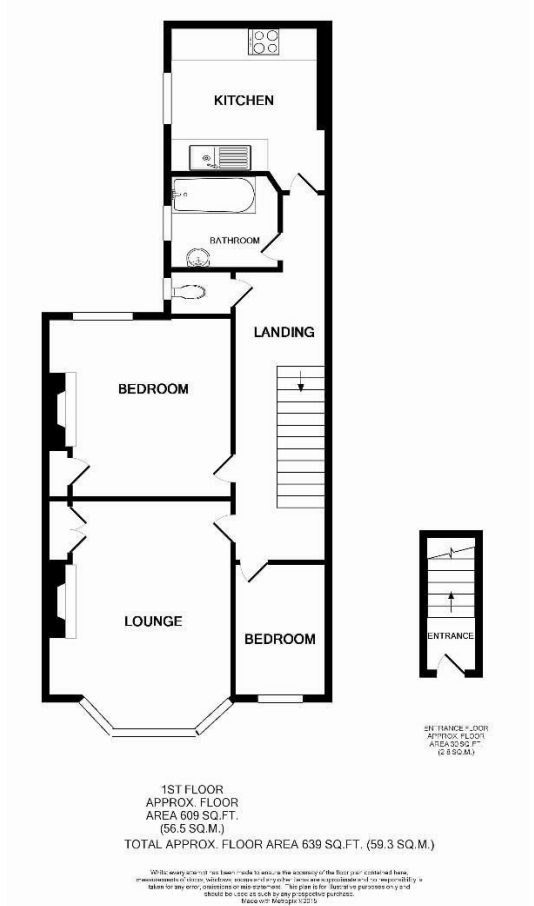
Bathroom  
Recently installed in a white suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Heated chrome towel ladder. Window to side. Part tiled walls.

Separate WC

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

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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 <sub>2</sub> ) Rating                  |  |                         |           |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
|                                             |  | Current                 | Potential |                                                                 |  | Current                 | Potential |
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           | England & Wales                                                 |  | EU Directive 2002/91/EC |           |