



BROOK GAMBLE



Flat 3, 9 Southfields Road, Eastbourne, BN21 1BU

£299,950

Brook Gamble are delighted to offer an impressive three bedroom converted top floor apartment located in the Saffrons area of Eastbourne in Southfields Road. Being offered CHAIN FREE, this spacious apartment offers VERSATILE ACCOMMODATION to include a lounge, kitchen, bathroom and THREE GOOD SIZED BEDROOMS. TASTEFULLY DECORATED and offered with a SHARE OF THE FREEHOLD. Sole Agents.

Front door, with security entryphone system, to:

Communal Entrance Hall

Stairs rising to:

Top Floor

Beautiful oak fire door to:

Entrance Hall

Security entryphone handset. Storage cupboard. Recessed cloaks area with hanging rail. Fitted worktop providing workstation. Radiator. Window to side. Door to rear fire escape.

Lounge



Feature fire surround with tiled hearth. Built-in storage cupboards. Radiator with thermostatic control valve. Picture rail. Sash cord window to rear aspect, overlooking rear garden.

Kitchen



Fitted with a range of wall and base units with complementary work surfaces. One and a half bowl sink unit with mixer tap. Tiled splashback. Inset four ring gas hob with extractor hood above and electric oven below. Radiator. Double glazed window to side aspect.

Bedroom 1



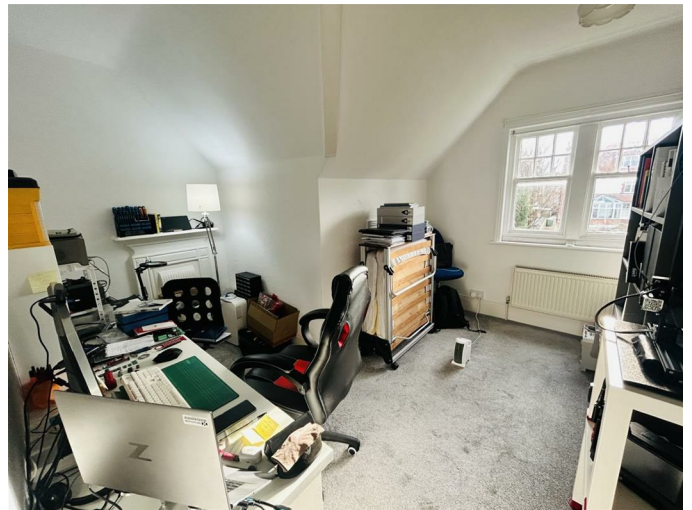
Radiator with thermostatic control valve. Sash window to front aspect.

Bedroom 2



Feature fire surround. Radiator. Sash cord window to front aspect.

Bedroom 3



Feature fire surround. Large storage cupboard. Radiator. Sash cord window.

Bathroom



White suite comprising bath with mixer tap, wall mounted shower, shower attachment and riser rail, low level WC and wash hand basin. Tiled splashback. Airing cupboard with shelving. Double glazed window to side aspect.

Basement Storage

Communal basement storage area for the use of the resident.

Other Information

Council Tax Band D

Total floor area 100 square metres

The Vendor has advised us of the following information:

The property is being sold with a share of the freehold

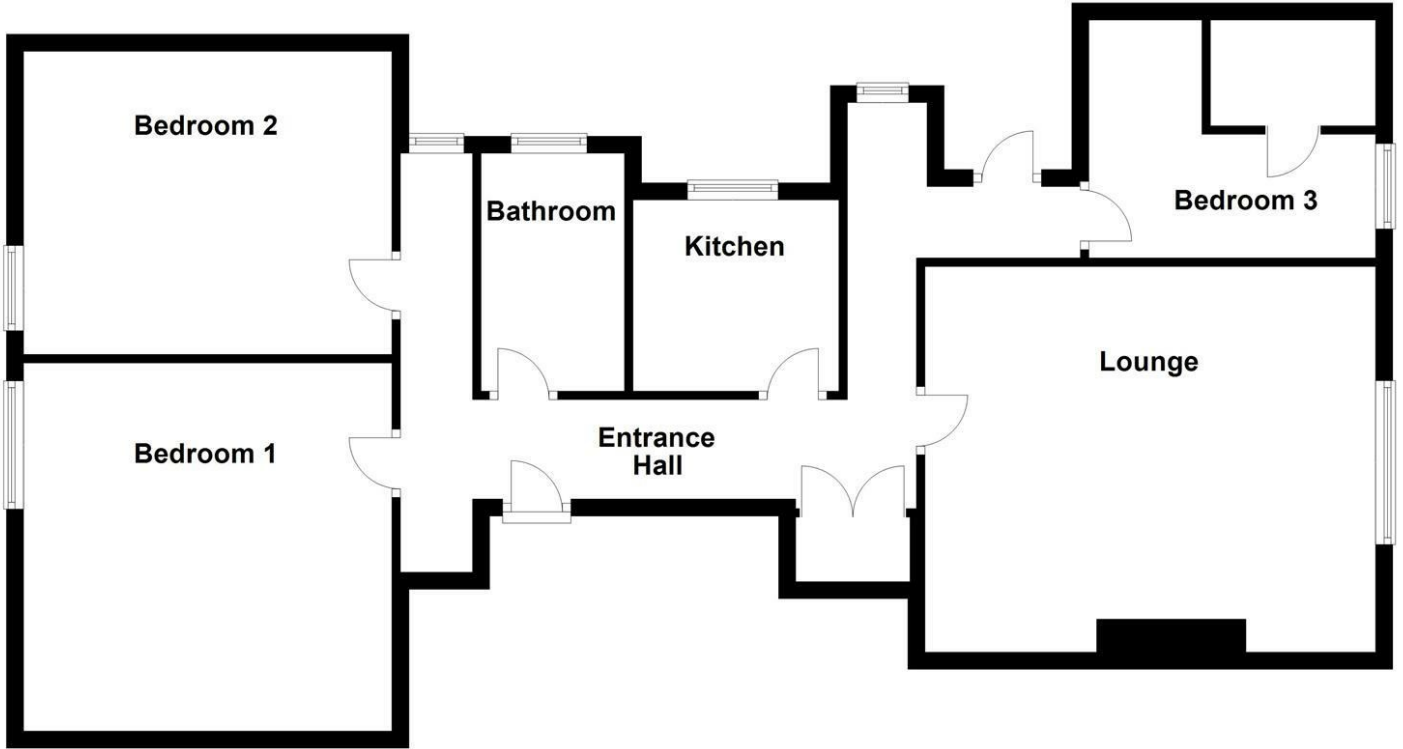
Lease: 108 years remaining (TBC)

Maintenance: £1583.17 per annum

Pets i.e. One dog or one cat may be allowed with written permission from the freeholder, however this can be revoked if the pet becomes a nuisance.

Floor Plan

Top Floor Apartment

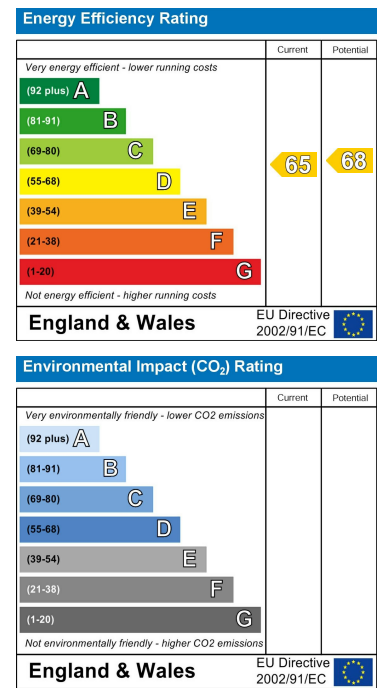


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.