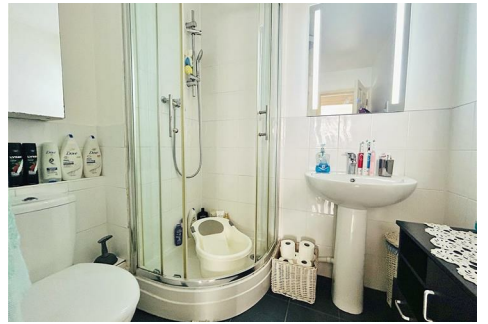




BROOK GAMBLE



33 Quebec Close, Eastbourne, BN23 5RJ

£184,950

Brook Gamble are delighted to offer a two bedroom top floor apartment located in the highly sought after and EXTREMELY POPULAR SOVEREIGN HARBOUR SOUTH. With a SPACIOUS LOUNGE, kitchen, two bedrooms, shower room, electric heating and ALLOCATED PARKING, the property is offered CHAIN FREE by the Vendor's Sole Agents.

Communal door, with security entryphone system, to:

Communal Entrance Hall

Stairs to:

Top Floor

Private front door to:

Entrance Hall

Security entryphone handset. Storage cupboard with hanging rail. Ceiling coving. Hatch to loft.

Lounge 16'1" x 12'9" (4.90m x 3.89m)



Feature fire surround. Wall mounted night storage heater. Ceiling coving. Two double glazed windows to rear aspect.

Kitchen 8'8" x 7'8" (2.64m x 2.34m)



Fitted with a range of wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surface. Tiled splashback. Inset electric hob with extractor hood above and oven below. Space and plumbing for washing machine. Space for upright fridge freezer. Double glazed window to side.

Bedroom 1 9'6" excluding depth of built-in wardrobe x 9'7" (2.90m excluding depth of built-in wardrobe x 2.92m)



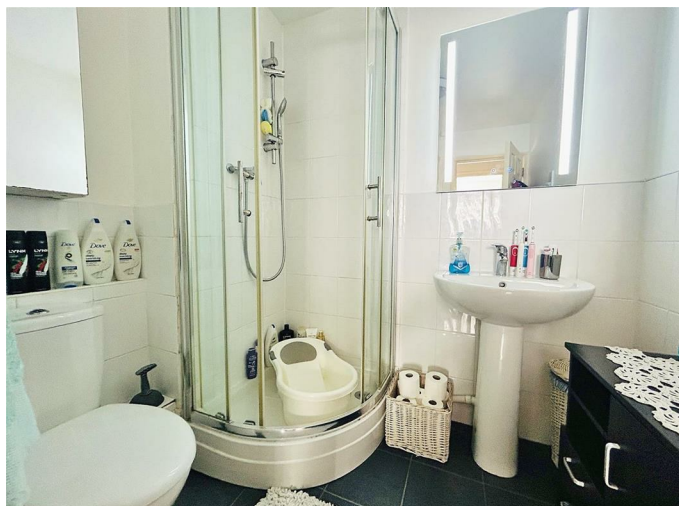
Built-in wardrobe. Wall mounted night storage heater. Double glazed window to rear.

Bedroom 2 9'1" x 8'6" (2.77m x 2.59m)



Wall mounted electric heater. Double glazed window to rear aspect.

Shower Room



Fully tiled walk-in shower cubicle with wall mounted shower, shower attachment and riser rail and glazed screen. Wash hand basin with tiled splashback. Shaver point. Low level WC. Airing cupboard housing hot water cylinder with shelving above. Heated towel ladder. Extractor fan.

Outside

The apartment enjoys the benefit of an allocated parking space (number 33).

Other Information

Council Tax Band B

Total floor area 51 square metres

The Vendor has advised us of the following information:

Lease: 189 years from 1st June 1994 (160 years remaining)

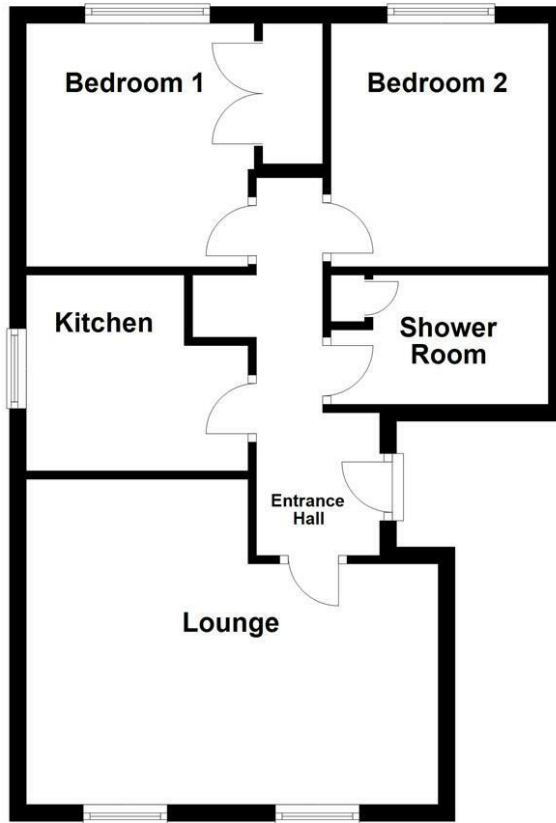
Maintenance charge: £1368.09 per annum

Ground rent: £85.00 per annum

Sovereign Harbour charge: £274.03

Floor Plan

Top Floor Apartment

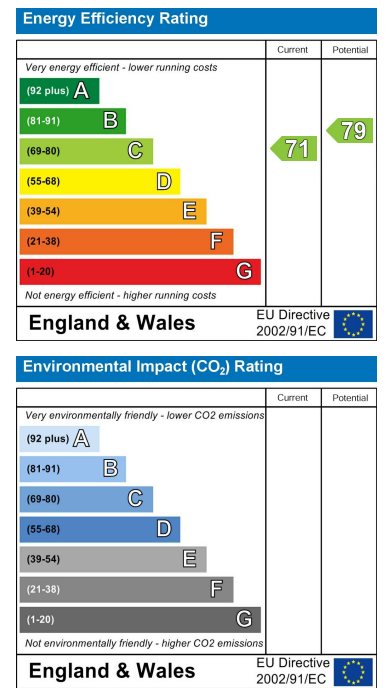


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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