



BROOK GAMBLE



Flat 1, 59 Selwyn Road, Eastbourne, BN21 2LR

£225,000

Brook Gamble are delighted to be offering a MOST SPACIOUS ground floor one bedroom converted apartment with a PRIVATE REAR GARDEN. The property also benefits from having its own PRIVATE ENTRANCE, a 20' LOUNGE WITH BAY WINDOW OVERLOOKING THE GARDEN, MODERN GLOSS FRONTED KITCHEN, MODERN BATHROOM and its own ALLOCATED PARKING SPACE. The property is being offered with a SHARE OF THE FREEHOLD and CHAIN FREE. Sole Agents.

Double glazed front door to:

Entrance Hallway

Cupboard housing wall mounted Baxi central heating boiler. Double glazed window to front.

Lounge 20'10" x 14'5" (6.35m x 4.39m)



Feature fire surround. Two radiators, one with thermostatic control valve. Picture rail. Ceiling cornice. Exposed floorboards. Double glazed window to rear aspect, overlooking rear garden. Double glazed bay window to rear aspect. Double glazed window to side aspect. Double doors to:

Kitchen 11'9" x 10'7" (3.58m x 3.23m)



Fitted with a range of gloss fronted wall and base units. One and a half bowl ceramic sink with mixer tap. Complementary work surface. Zanussi electric hob. Electrolux double oven. Space and plumbing for washing machine. Space for upright fridge freezer. Radiator. Laminate wood flooring. Double glazed window to front aspect.

Bedroom 11'9" x 11'2" (3.58m x 3.40m)



Ceiling coving. Radiator. Double glazed window to front aspect.

Bathroom 9'8" x 7'7" (2.95m x 2.31m)



Fitted with a white suite comprising bath with shower above, with shower attachment, riser rail and rainfall showerhead, wash hand basin inset into vanity unit and low level WC. Heated fitted mirror. Extractor fan unit. Double glazed windows to side and rear.

Outside



The property benefits from a delightful westerly facing garden, private to this apartment. The garden is laid mainly to lawn mature shrubs and plants, a patio area and a garden shed.

Parking



The property benefits from an allocated off road parking space for one vehicle.

Other Information

Council Tax Band A

Total floor area 69 square metres

The Vendor has advised us of the following information:

The property is being sold with a share of the freehold

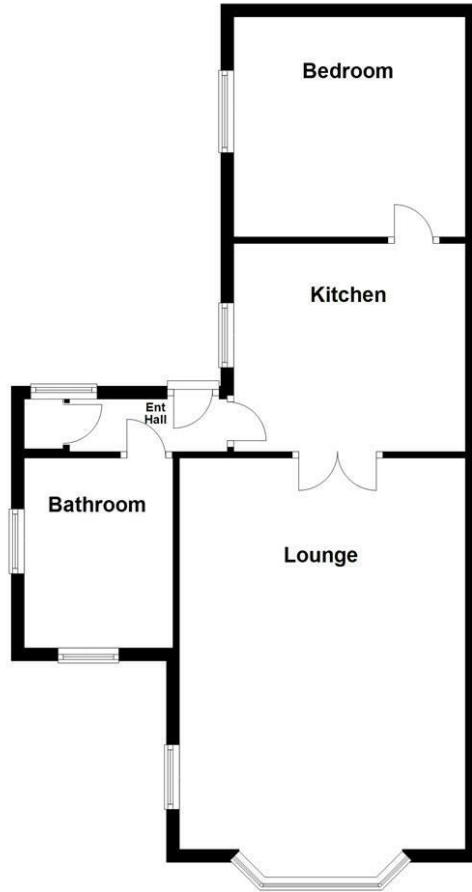
Lease: 80 years remaining

Maintenance: on an "as and when" basis

Ground rent: n/a

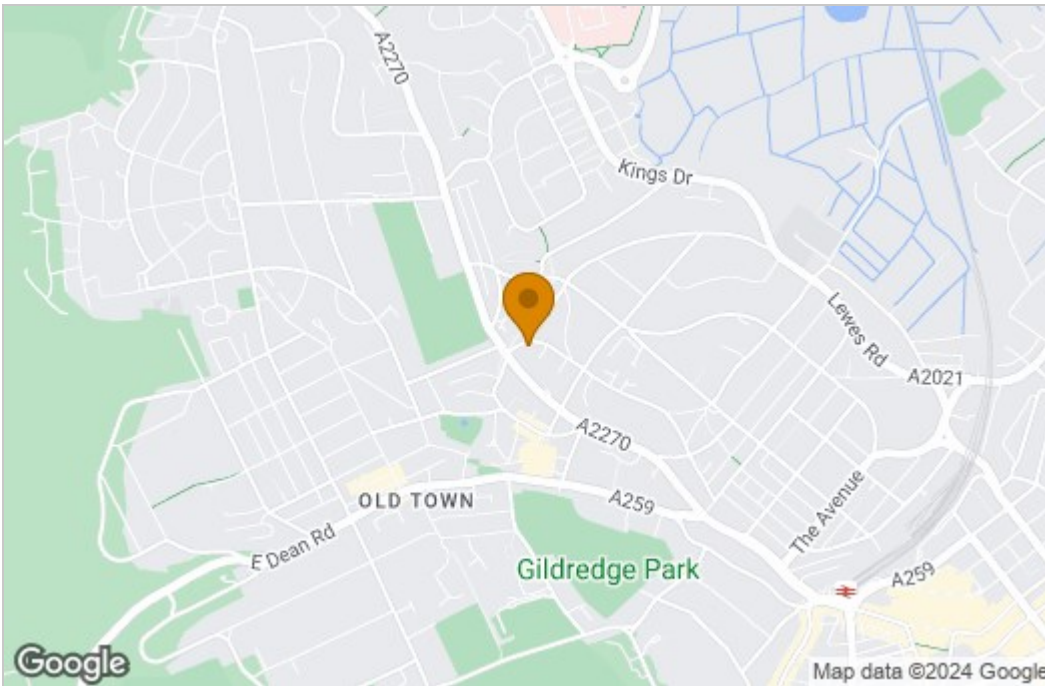
Floor Plan

Ground Floor Apartment

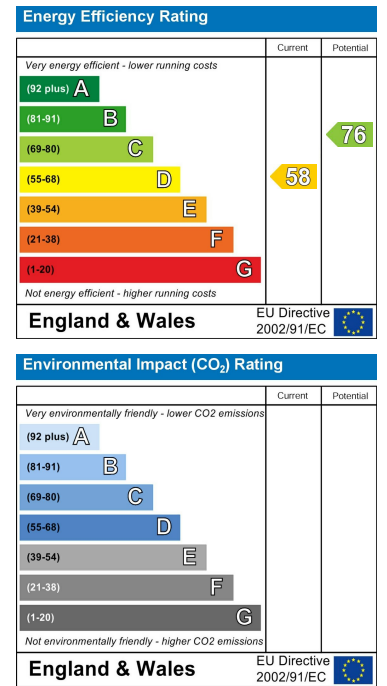


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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