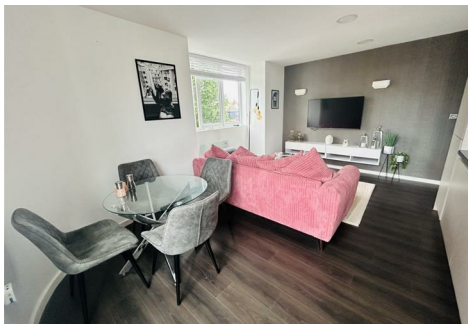




BROOK GAMBLE



Flat 17 Berkeley House Gildredge Road, Eastbourne, BN21 4SA

£184,950

Brook Gamble are delighted to offer an EXTREMELY WELL PRESENTED ONE BEDROOM second floor conversion apartment, newly converted in 2021 to a very high standard. This centrally located apartment is just a stone's throw from Eastbourne's mainline railway station and the Beacon Centre. With modern open plan living and a modern fitted kitchen with a matt finish with BUILT-IN APPLIANCES, to include a fitted FRIDGE/FREEZER, DISHWASHER, WASHING MACHINE, stylish tasteful decor throughout, modern electric SMART HEATERS, LUXURY MODERN BATHROOM, lease with 122 YEARS remaining, SECURE GATED ALLOCATED PARKING SPACE, and being offered CHAIN FREE, Viewing is essential. Sole Agents.

Door, with security video entry system, to:

Communal Entrance Hall

Lift and stairs to:

Second Floor

Private front door to:

Entrance Hall

Cupboard, with hanging rail, and housing hot water cylinder and consumer unit. Wall mounted electric smart heater. Laminate wood flooring.

Open Plan Lounge/Kitchen 18'6" x 16'4" (5.64m x 4.98m)



Television aerial point. Two wall mounted smart heaters. Wall light points. Ceiling mounted LED lighting. Laminate wood flooring.

Kitchen Area



Fitted with a range of wall and base units. Single bowl sink unit with mixer tap. Complementary work surface and splashback. Inset electric hob with extractor hood above and electric oven below. Built-in appliances to include fridge freezer, washing machine and dishwasher. Double glazed window to rear aspect. Double glazed window to side aspect.

Bedroom 12'1" x 9'8" (3.68m x 2.95m)



Wall mounted electric smart heater. Double glazed window to side aspect.

Luxury Bathroom 6'9" x 6'2" (2.06m x 1.88m)



White suite comprising bath, with LED underlighting to the exterior panel, mixer tap, shower attachment and rainfall shower head, low level WC and wash hand basin inset into vanity unit. Large fitted recessed mirror. Electric shaver points. Recessed storage area for shower products. Extractor fan unit. Tiled walls. Tiled floor.

Outside



The property enjoys the benefit of secure gated parking (allocated space number 17); accessed to the rear of the building via remove access.

Communal Cycle Store

The property enjoys the benefit of a communal cycle store, located on the ground floor of the building.

Other Information

Council Tax Band A

Total floor area 43 square metres

The owner has advised us of the following information:

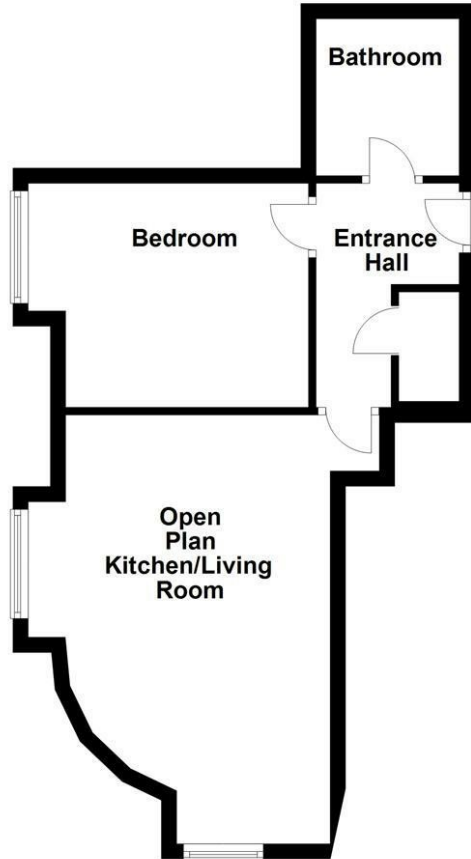
Lease: 122 years remaining

Maintenance: £1,066.00 per annum

Ground rent: £250.00 per annum

Floor Plan

One Bedroom Apartment

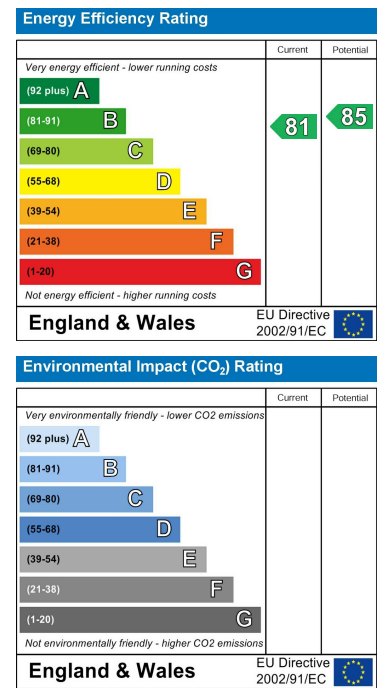


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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