



BROOK GAMBLE



10 Selmeston House, Upperton Road, Eastbourne, BN21 1LS

£249,950

Brook Gamble are delighted to offer to the market this IMMACULATELY PRESENTED TWO BEDROOM FOURTH FLOOR PURPOSE BUILT APARTMENT. The property boasts STUNNING PANORAMIC VIEWS ACROSS OLD TOWN TO THE SOUTH DOWNS. Having been the subject of improvement by the present owner, further benefits include a GLAZED SUN BALCONY, uPVC double glazing and gas central heating. With GOOD SIZED ACCOMMODATION, and with EASY ACCESS TO EASTBOURNE TOWN CENTRE and RAILWAY STATION, as well as NEARBY WAITROSE AND LOCAL PUBLIC HOUSES, the apartment will appeal to a wide range of purchasers. Viewing is considered essential. Sole Agents.

Communal front door, with entryphone system.
Stairs and lift to:

Fourth Floor

Private front door to:

Entrance Hall



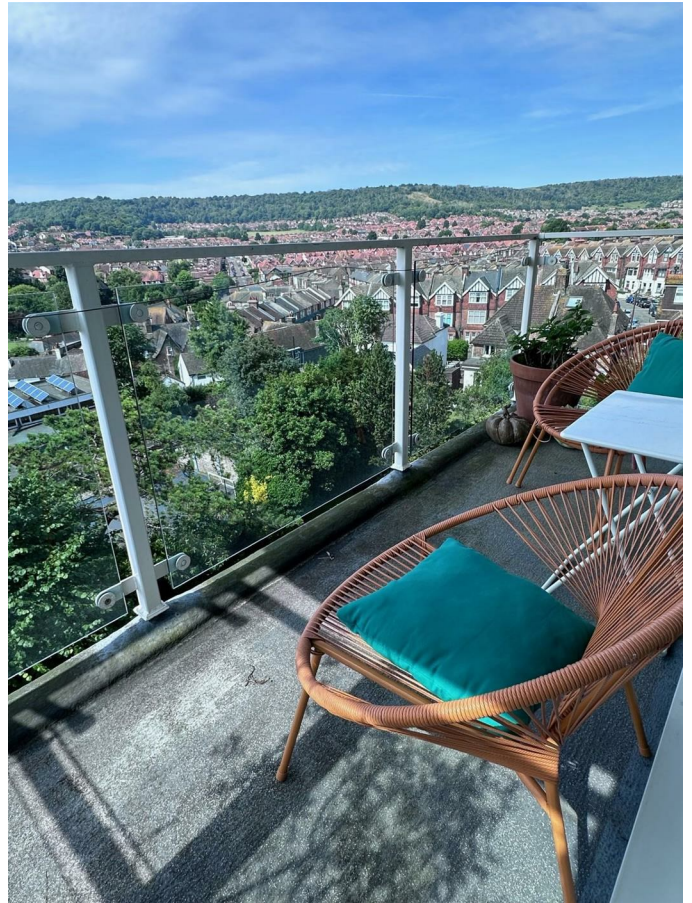
Entryphone handset. Cloaks cupboard with slatted shelving. Radiator.

Lounge 16'0" x 13'0" (4.88m x 3.96m)



Two radiators. Serving hatch from kitchen. uPVC double glazed window and door to:

Glazed Sun Balcony



Enjoying stunning panoramic views across Old Town to the South Downs beyond.

Kitchen 8'9" x 7'1" (2.67m x 2.16m)



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating five ring gas hob with electric oven below and cooker hood above. Wall units. Space and plumbing for dishwasher. Space and plumbing for washing machine. Integrated fridge freezer. uPVC double glazed window to side. Serving hatch to lounge.

Bedroom 1 12'10" x 10'9" (3.91m x 3.28m)



Radiator. uPVC double glazed window to front.

Bedroom 2 10'10" x 8'9" (3.30m x 2.67m)



(Measurements include depth of built-in wardrobe cupboards). Built-in wardrobe cupboards housing gas boiler.

Bathroom



Bath with mixer tap and hand held shower attachment, and rainwater shower head. Wash basin with vanity unit below. Low level WC. Heated towel rail. Part tiling to walls. Frosted uPVC double glazed window to side.

Storage Cupboard

The property enjoys the benefit of a storage cupboard (number 16) located on the lower ground floor.

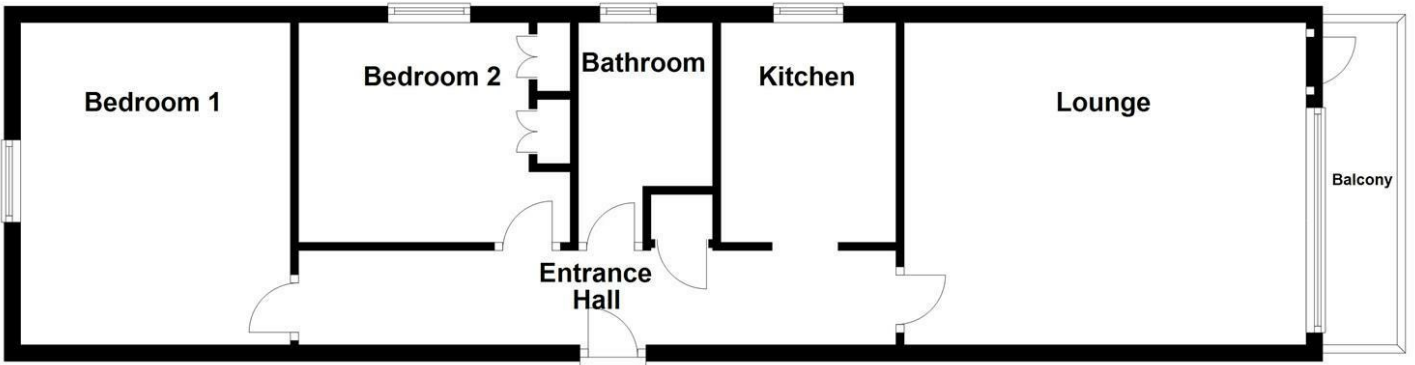
Other Information

Council Tax Band C

Total floor area 60 square metres

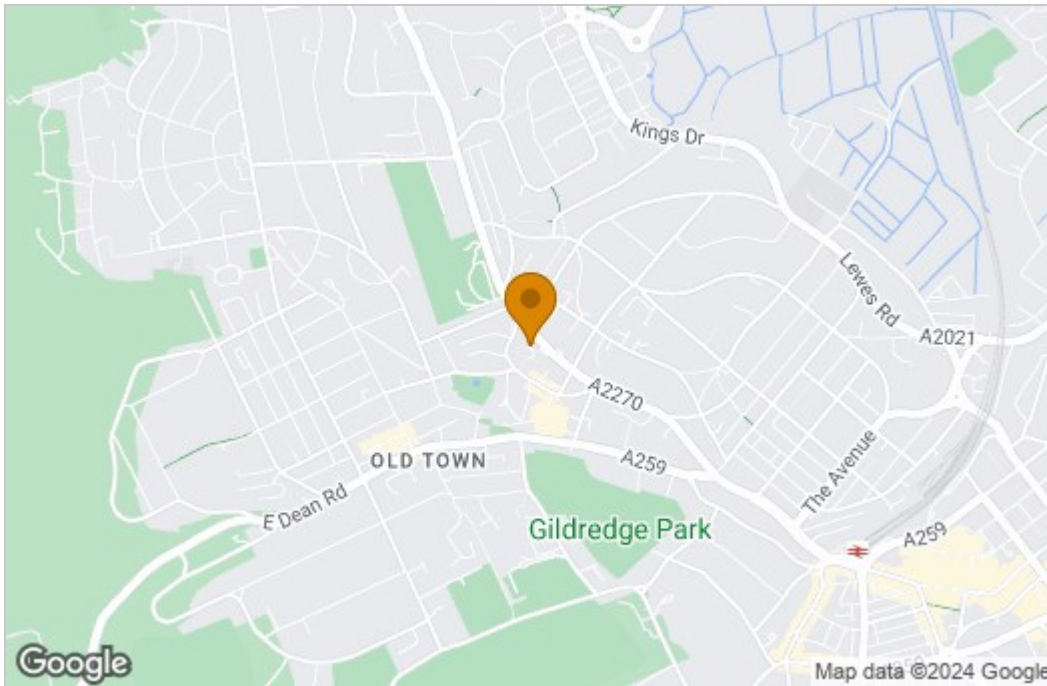
Floor Plan

Fourth Floor Apartment

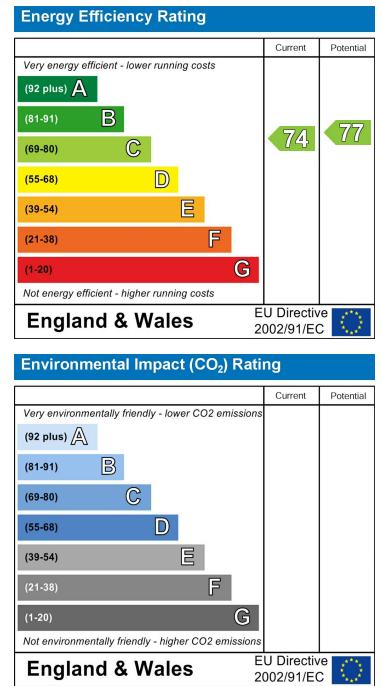


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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