



BROOK GAMBLE



12 Kildare Court, Barcombe Close, Eastbourne, BN20 8HU

£179,950

Brook Gamble are delighted to offer an EXTREMELY WELL PRESENTED TWO BEDROOM TOP FLOOR PURPOSE BUILT APARTMENT in the HIGHLY SOUGHT AFTER OLD TOWN AREA of Eastbourne. The BRIGHT AND AIRY ACCOMMODATION includes LOUNGE WITH ACCESS TO BALCONY WITH VIEWS TOWARDS THE SEA, two GOOD SIZED BEDROOMS, MODERN KITCHEN WITH BUILT-IN DISHWASHER, MODERN BATHROOM, gas central heating and double glazing. Further benefits include RESIDENTS' PARKING, COMMUNAL GARDENS and an EXTENDED LEASE. Being offered CHAIN FREE. Sole Agents.

Communal front door, with security entryphone system, to:

Communal Hallway

Stairs rising to:

Second Floor Landing

Private front door to:

Entrance Hallway

Security entryphone handset. Large built-in cupboard with storage above. Further large built-in storage cupboard with storage above.

Lounge 15'6" x 10'9" (4.72m x 3.28m)

Radiator. Picture rail. Laminate wood flooring. Double glazed sliding patio doors to:

Balcony

Fitted security railings and decking. Far reaching views towards the sea.

Kitchen 10'9" x 9'3" (3.28m x 2.82m)

Fitted with a range of gloss fronted wall and base units. One and a half bowl sink unit with mixer tap. Complementary work surfaces with matching upstands and splashback. Four ring electric hob with extractor hood above. Built-in electric oven. Built-in dishwasher. Space and plumbing for washing machine. Space for upright fridge freezer. Double glazed window to rear aspect, overlooking Old Town recreation ground with views to the South Downs to a westerly aspect.

Bedroom 1 12'8" x 12'4" (3.86m x 3.76m)

Radiator. Picture rail. Double glazed window to front aspect with far reaching views towards the sea.

Bedroom 2 10'7" x 6'8" (3.23m x 2.03m)

Built-in wardrobe area. Radiator. Double glazed window to rear aspect.

Bathroom

Fitted with a white suite comprising bath with shower attachment and riser rail, wash hand basin with mixer tap, inset into vanity unit, and low level WC. Heated towel ladder. Tiled walls. Tiled floor. Double glazed window to rear aspect.

Communal Gardens

To the rear of the property there are communal gardens for the use of residents. The gardens are enclosed by brick wall and timber fencing. There is a residents' drying area and the property also benefits from a secure lock-up storage shed.

Residents' Parking Area

Residents' parking is available to the front of the property, on a "first come, first served" basis.

Other Information

Council Tax Band B

Total floor area 64 square metres

The Vendor has advised us of the following information:

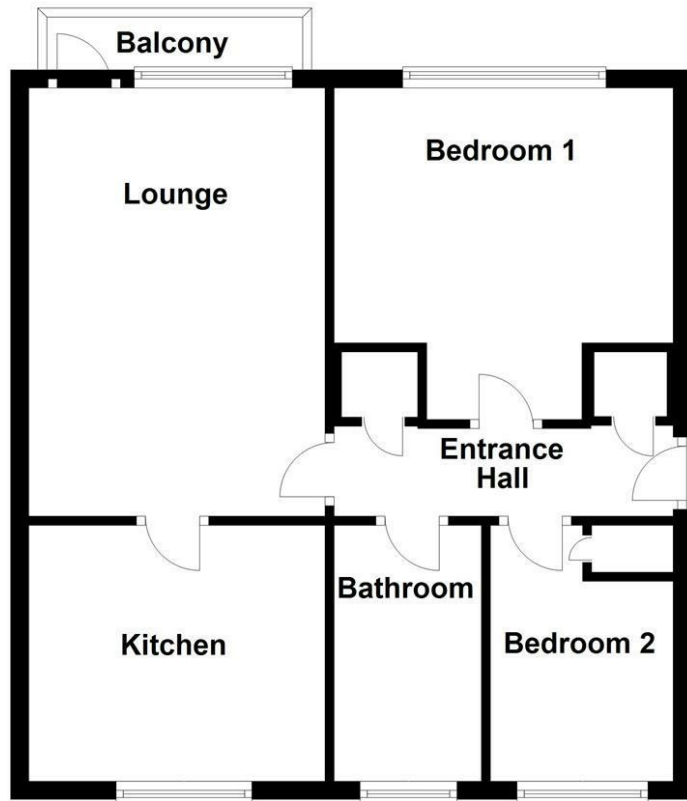
Lease: approximately 170 years remaining

Maintenance charge: £500.00 per annum

Ground rent: n/a

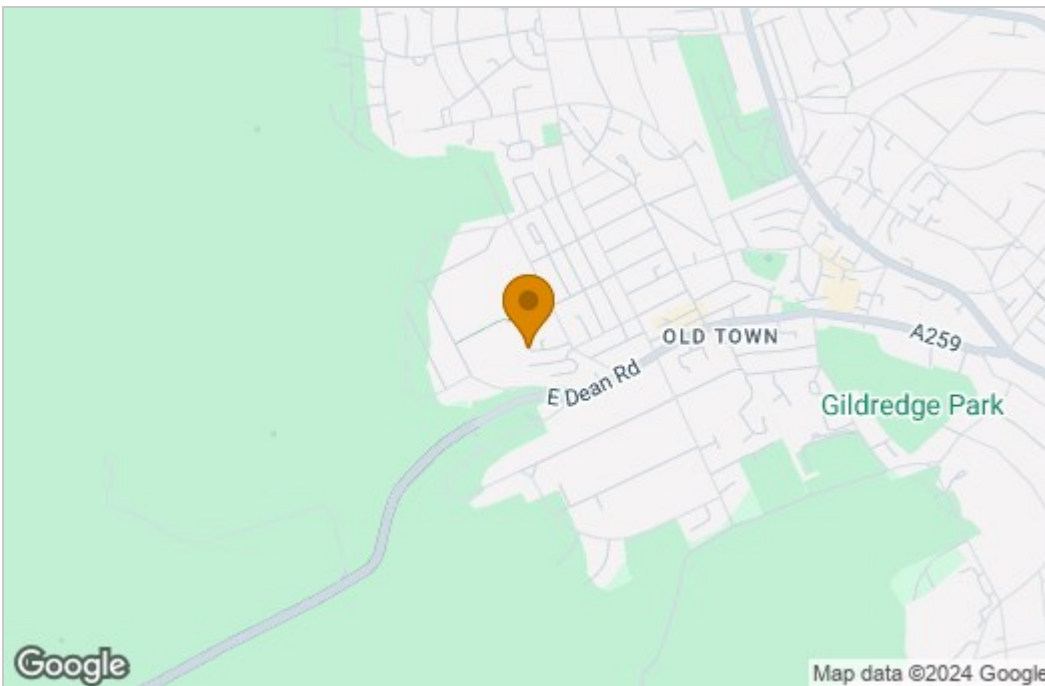
Floor Plan

Two Bedroom Apartment

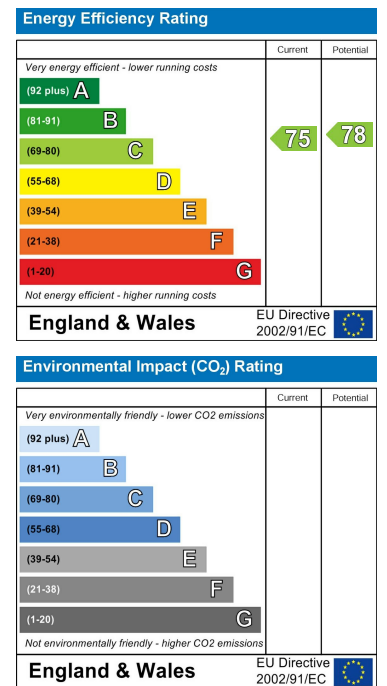


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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