



BROOK GAMBLE



37 Argyll Court, Faygate Road, Eastbourne, BN22 9RP

£139,950

Welcome to this charming one-bedroom flat located on Faygate Road in the picturesque town of Eastbourne. Situated in a purpose-built property, this lovely apartment boasts stunning views of the South Downs. Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bedroom offers a comfortable space to unwind, while the bathroom provides convenience and functionality. One of the highlights of this property is the balcony, where you can enjoy your morning coffee while taking in the breath taking views of the South Downs. The gas central heating and double glazing ensure that you stay warm and comfortable throughout the year.

Located in the popular area of Hampden Park, you'll have easy access to local amenities, green spaces, and transport links. This property is being offered chain-free, making it an ideal opportunity for first-time buyers, investors. Don't miss out on the chance to make this charming flat your new home.

Communal entrance door, with security entryphone system, to:

Communal Entrance Hall

Stairs to:

Top Floor

Private front door to:

Entrance Hall

Entryphone handset. Storage cupboard with cupboard above. Radiator.

Double Aspect Lounge 15'9" x 11'2" (4.80m x 3.40m)

Television aerial point. Radiator. Double glazed window to side. Double glazed window to front. Double glazed door to:

Sun Balcony

South west facing balcony with far reaching views towards the South Downs.

Kitchen 11'2" x 7'1" (3.40m x 2.16m)

Fitted with a range of wall and base units with complementary worktop. Single bowl sink unit with mixer tap. Tiled splashback. Cooker. Fridge freezer. Space and plumbing for washing machine. Wall mounted central heating boiler. Double glazed window to rear aspect.

Bedroom 11'9" x 11'1" (3.58m x 3.38m)

Radiator. Double glazed window to front aspect with stunning views towards the South Downs to a westerly aspect.

Bathroom 3.58m x 3.38m

Bath with shower attachment. Low level WC. Wash hand basin. Radiator. Part tiling to walls. Double glazed window to rear aspect.

Outside

There are communal gardens to the front and side of the property.

Lock-Up Storage Shed

The property enjoys the benefit of a lock-up storage shed.

Other Information

Council Tax Band A

Total floor area 46 square metres

The Vendor has advised us of the following information:

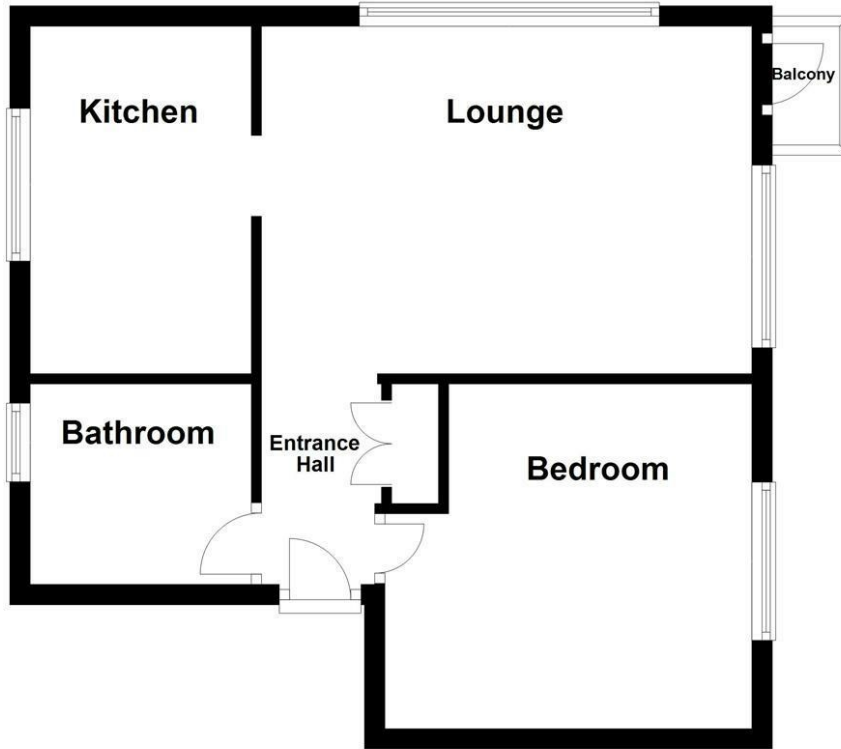
Lease: 88 years remaining

Maintenance charge: £831.52 per annum

Ground rent: 10.00 per annum

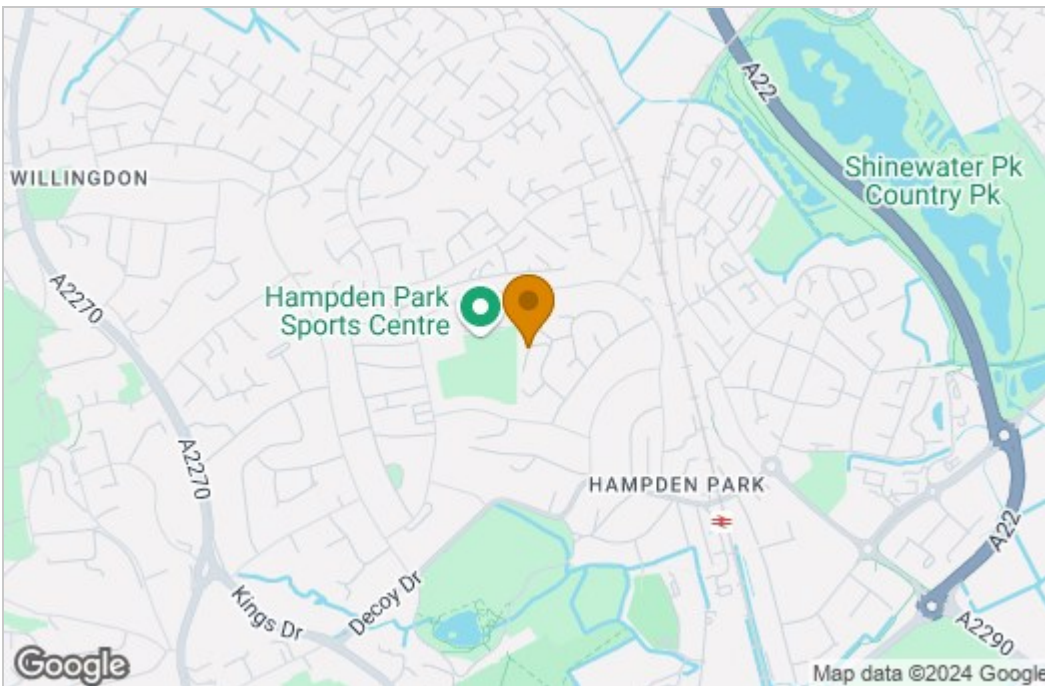
Floor Plan

Top Floor Flat

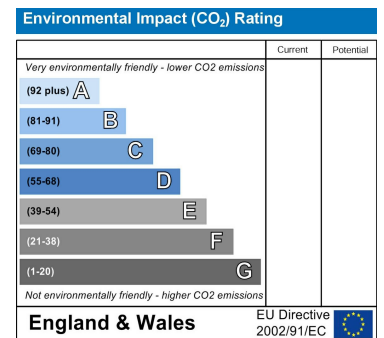
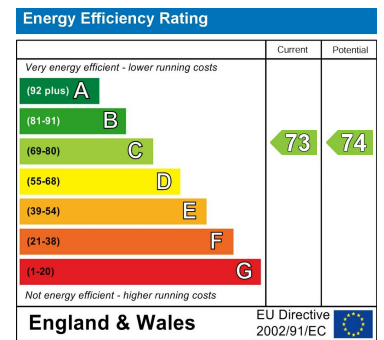


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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