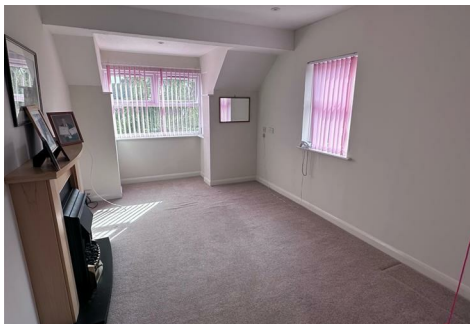




BROOK GAMBLE



Flat 21 Crowne House, Star Road, Eastbourne, BN21 1NG

£127,500

Brook Gamble offer to the market this WELL PRESENTED 2 bedroom 2nd (top) floor RETIREMENT APARTMENT in the popular Crowne House development in Motcombe. The property offers 2 good sized bedrooms and a LUXURY SHOWER ROOM as well as a double aspect living room. Further benefits include electric heating and uPVC double glazing. There are attractive COMMUNAL GARDENS as well as RESIDENTS PARKING facilities and a communal Lounge. Being sold CHAIN FREE, viewing is highly recommended. SOLE AGENTS

Communal front door to Communal Entrance Hall. Stairs and lift to second floor landing. Private front door to Entrance Hall.

Entrance Hall

Night storage heater. Linen cupboard with water cylinder and slatted shelving below. Two cloaks cupboards.

Lounge 16'1" into bay x 9'8" (4.90m into bay x 2.95m)

Feature fireplace, with electric heater and wooden mantle. Night storage heater. Inset ceiling spotlights. UPVC double glazed windows to side and rear aspect.

Kitchen 7'3" x 6'3" (2.21m x 1.91m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with working surfaces over and incorporating four ring ceramic hob, with electric oven below and cooker hood above. Wall units, tiled floor, tiled walls, extractor fan, space and plumbing for washing machine, space for fridge-freezer, uPVC double glazed window to rear.

Bedroom 1 14'6 x 8'0" (4.42m x 2.44m)

Night storage heater, inset ceiling spotlights, uPVC double glazed window to side.

Bedroom 2 10'5" x 9'0" (3.18m x 2.74m)

Measurements exclude door recess. Night storage heater, inset ceiling spotlights, uPVC double glazed window to side.

Shower Room 6'10" x 5'6" (2.08m x 1.68m)

Luxury glazed shower cubicle with wall mounted shower unit. Fully tiled walls. Low level WC, wash basin with vanity cupboard below. Extractor fan, wall mounted electric heater.

Communal Facilities

There is a residents' lounge with kitchen facilities.

Outside

There is residents parking available and attractive communal gardens.

Other Information

Council Tax Band B

The Vendor has advised us of the following information:

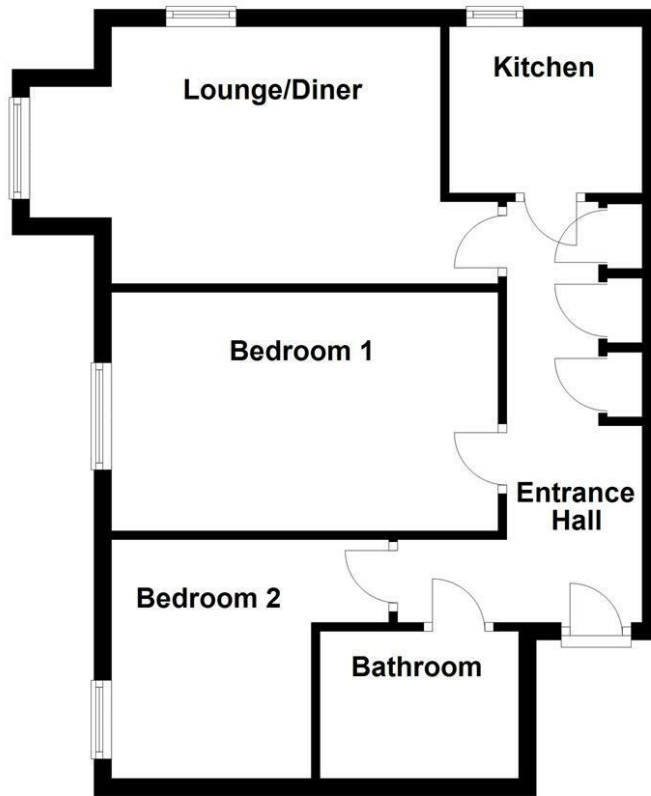
Lease: 99 years from 29th September 1986

Maintenance: Approx £3120.00 per annum

Occupants need to be aged 55 and above

Floor Plan

Top Floor Flat

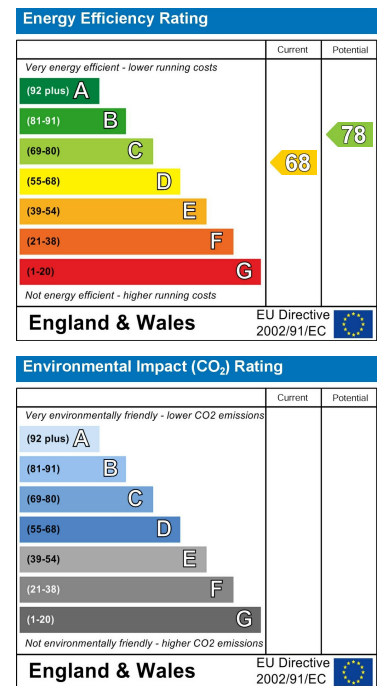


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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