



BROOK GAMBLE



Flat 4, Silverdale Court, 35 Silverdale Road, Eastbourne, BN20 7AT

£325,000

Welcome to this charming two-bedroom ground floor flat located in the desirable Lower Meads area of Eastbourne, situated on SILVERDALE ROAD. The property features a cosy reception room, perfect for relaxing or entertaining guests. This lovely flat comprises two well-proportioned bedrooms, with the master bedroom benefitting from its own EN SUITE BATHROOM, providing a touch of LUXURY and privacy. Additionally, there is a second bathroom for added convenience. One of the highlights of this property is the beautifully maintained private front garden. The apartment also includes a MODERN FITTED KITCHEN, located CLOSE TO SEAFRONT, this property offers the perfect blend of coastal living and urban convenience. Whether you enjoy leisurely strolls by the beach or exploring the vibrant local amenities, this flat provides an ideal base for a relaxed and comfortable lifestyle. Don't miss out on the opportunity to make this delightful apartment your new home in the heart of Eastbourne's LOWER MEADS.

Accommodation Comprising

Own private entrance door, hallway, recessed spotlighting, oak flooring that leads all the way through the hallway into the lounge.

Lounge 17'4" x 16'1" (5.28m x 4.90m)

Radiator x 2, wall light points, plug socket with USB ports, oak flooring, sash windows to front aspect overlooking private front garden.

Open Plan Kitchen 11'2" x 8'7" (3.40m x 2.62m)

Fitted in a range of wall and floor cupboard units, with a single bowl ceramic sink with mixer tap, a complementary worksurface, and four ring electric hob with extractor hood above, an electric oven beneath, built-in dishwasher. Space and plumbing for washing machine, space for upright fridge freezer, tiled splashback, recessed spotlights, tiled flooring.

Main Bedroom with En Suite Shower Room

16'5" x 13'1" (5.00m x 3.99m)

Built-in wardrobe cupboard units with hanging rail, radiator, electric sockets with USB ports, further radiator, double glazed sash style windows to front aspect.

En Suite Shower Room 6'1" x 4'2" (1.85m x 1.27m)

With a large walk-in shower cubicle, wall mounted shower, shower attachment and riser rail, extractor fan unit, low level WC, wash hand basin, tiled walls, recessed spotlighting, tiled flooring.

Bedroom Two 16'10" x 7'7" (5.13m x 2.31m)

Radiator, large walk-in wardrobe with hanging rail, plug sockets with USB ports, cupboard housing wall mounted Worcester gas boiler, radiator.

Luxury Bathroom 7'8" x 7'6" (2.34m x 2.29m)

Roll top bath, wall mounted shower with rainfall showerhead, riser rail and shower attachment, tiled splashback, fitted shower screen, tiled walls, tiled flooring, low level WC, wash hand basin, heated towel ladder, storage cupboard with shelving, recessed spotlighting.

Outside

The property benefits from its own private, front garden.

Lease and Maintenance information

The seller has advised us of the following information:

Leasehold to include a Share in the Freehold: 999 years with 995 years remaining from 2020.

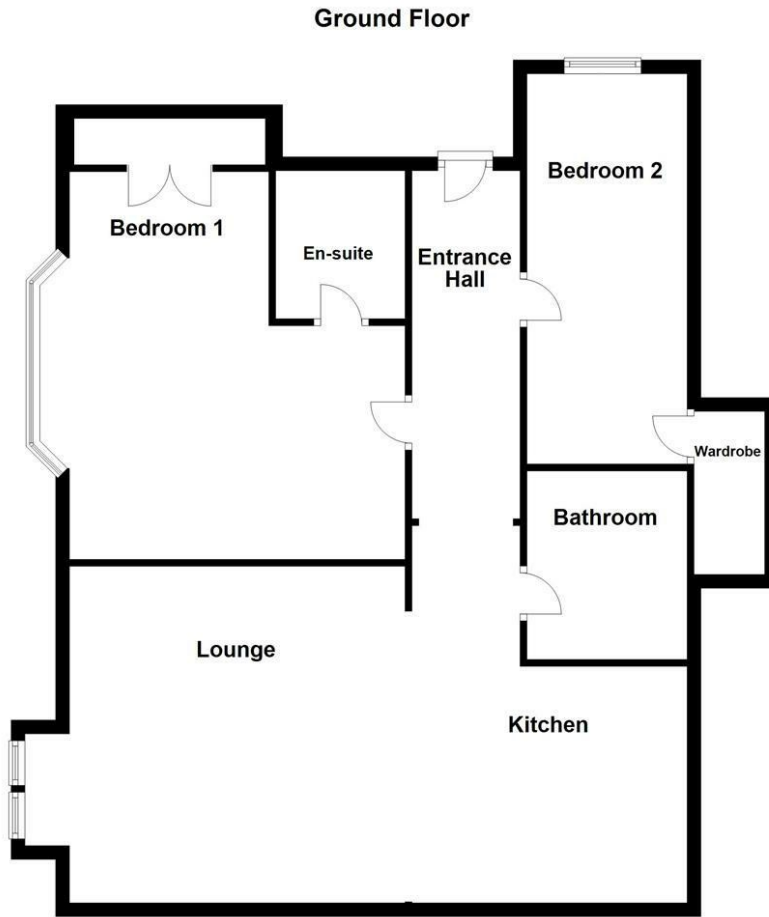
Maintenance: £1800.00 per annum.

Ground rent: not applicable.

Council Tax Band B - Eastbourne Borough council.

Total floor area 96 square metres.

Floor Plan

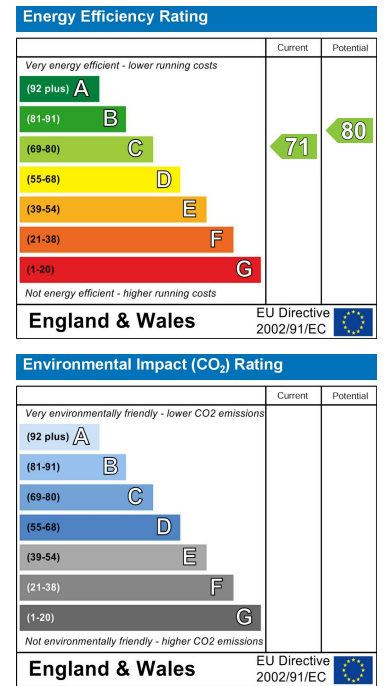


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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

Area Map



Energy Efficiency Graph



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