



# BROOK GAMBLE



**2 Willingdon Court, Eastbourne, BN20 9NH**

**£189,950**

Brook Gamble are delighted to offer to the market this 2 bedroom ground floor purpose built apartment, located at The Triangle in Willingdon. Ideally located for shops and bus services, the flat boasts a private ground floor entrance, uPVC double glazing, electric heating and large communal gardens. Being sold chain free, viewing is considered essential. Sole agents.

### Entrance Hall

Private frosted UPVC double glazed front door opening into L-shaped entrance hall with night storage heater and linen cupboard with slatted shelving.

### Lounge 16'4" x 12'5" (4.98m x 3.78m)



Electric flame effect fireplace with heater, tiled hearth and surround with tiled mantel over. Storage heater, UPVC double glazed window to front.

### Kitchen 12'3 x 8'4 excluding door recess (3.73m x 2.54m excluding door recess)



Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over. Space for electric oven, space and plumbing for washing machine, space for fridge freezer, wall units, cooker hood, part tiling to walls. Larder cupboard. UPVC double glazed window to rear overlooking communal gardens.

### Bedroom 1 15' x 10'5 max (4.57m x 3.18m max)



With night storage heater, uPVC double glazed window to side and rear.

### Bedroom 2 10'6 x 7'11 (3.20m x 2.41m)



With UPVC double glazed window to side.

### Bathroom

With panelled bath, wall mounted electric shower unit, pedestal wash basin, low level WC, electric radiator, part tiling to walls, wall mounted electric heater, frosted uPVC double glazed window to rear.

### Outside

There are delightful lawn communal gardens and a brick built storage shed.

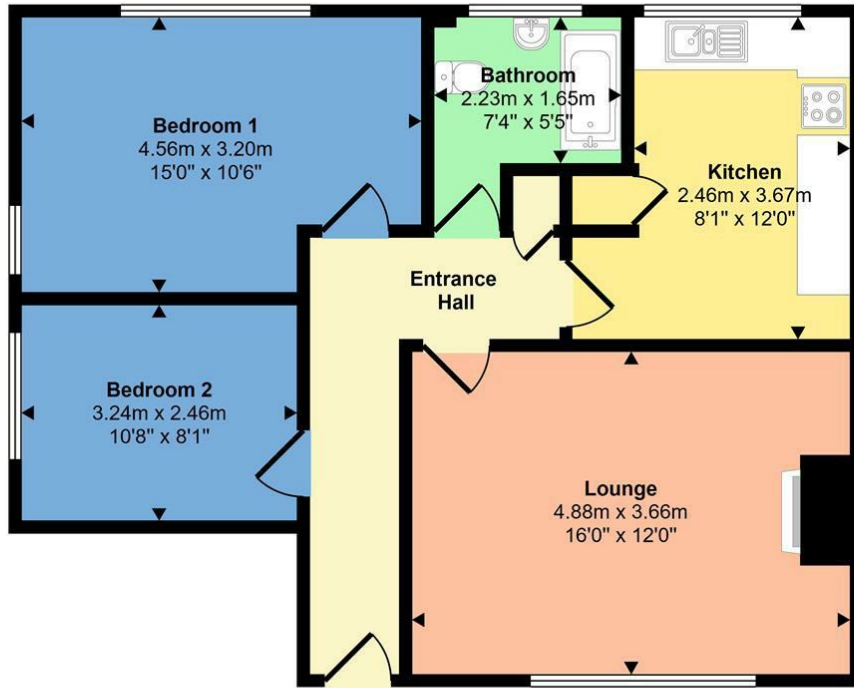
Vendor advises:

Lease: 99 years from 1999.

Maintenance: is currently approximately £217 per quarter.

# Floor Plan

Approx Gross Internal Area  
65 sq m / 705 sq ft



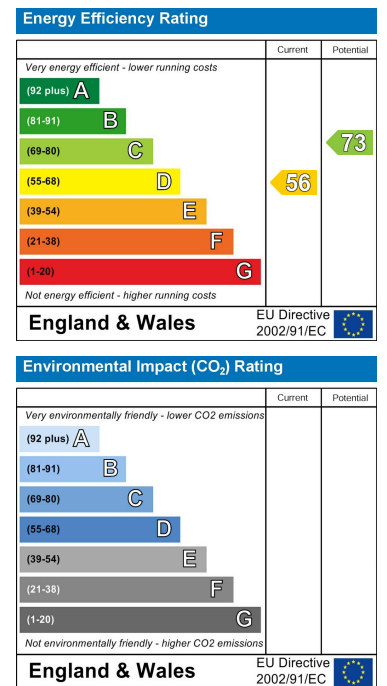
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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