



BROOK GAMBLE



Flat 1, Pinehurst, 12 Hurst Road, Eastbourne, BN21 2PL

£270,000

Brook Gamble are delighted to offer an EXTREMELY WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT in the MUCH SOUGHT AFTER UPPERTON AREA of Eastbourne, with the benefit of its own PRIVATE GARDEN, GARAGE and OFF STREET PARKING. The property offers SPACIOUS, TASTEFULLY DECORATED LOUNGE with CHARACTER FEATURES and SASH WINDOWS WITH SHUTTER BLINDS, MODERN FITTED KITCHEN and bathroom. Mainly double glazed and gas centrally heated. Sole Agents.

Communal entrance door to:

Communal Entrance Hall

Private front door to:

Entrance Hall

Linen cupboard. Further storage cupboard. Picture rail. Recessed ceiling spotlights.

Lounge 16'7" x 12'7" (5.05m x 3.84m)

Feature fire surround. BT Lightning Fibre point. Two radiators. Picture rail Ceiling cornice. Two windows, with fitted shutter blinds, to front aspect.

Kitchen 12'0" x 8'0" (3.66m x 2.44m)

Fitted with a range of wall and base units. One and a half bowl ceramic sink unit with mixer tap. Complementary work surfaces. Newly fitted electric hob with extractor hood over and electric oven below. Tiled splashback. Wall mounted gas central heating boiler concealed in wall mounted cupboard. Built-in wine rack. Space and plumbing for washing machine. Space for upright fridge freezer. Recessed ceiling spotlights. Radiator. Double glazed window to rear aspect. Double glazed door, with catflap, leading onto rear garden.

Bedroom 1 10'8" x 10'5" (3.25m x 3.18m)

Radiator. Double glazed window to side aspect.

Bedroom 2 11'3" x 7'4" (3.43m x 2.24m)

Radiator. Double glazed window to rear aspect, overlooking rear garden.

Bathroom



Roll-top bath. Low level WC. Wash hand basin. Walk-in shower cubicle with wall mounted shower, riser rail and tiled splashback. Heated towel ladder. Extractor fan unit. Recessed ceiling spotlights. Double glazed window to side aspect.

Outside

The property enjoys the benefits of front and rear gardens. The low maintenance front garden is laid to crazy paving and shingle with hedges to borders.

Enclosed by brick and flint wall. The garden gives access to the bin storage area.

The rear garden is mainly laid to lawn with patio area, large sleeper bed and an area of decking. The garden is enclosed by timber fencing.

Garage

Up and over door.

Other Information

Council Tax Band A

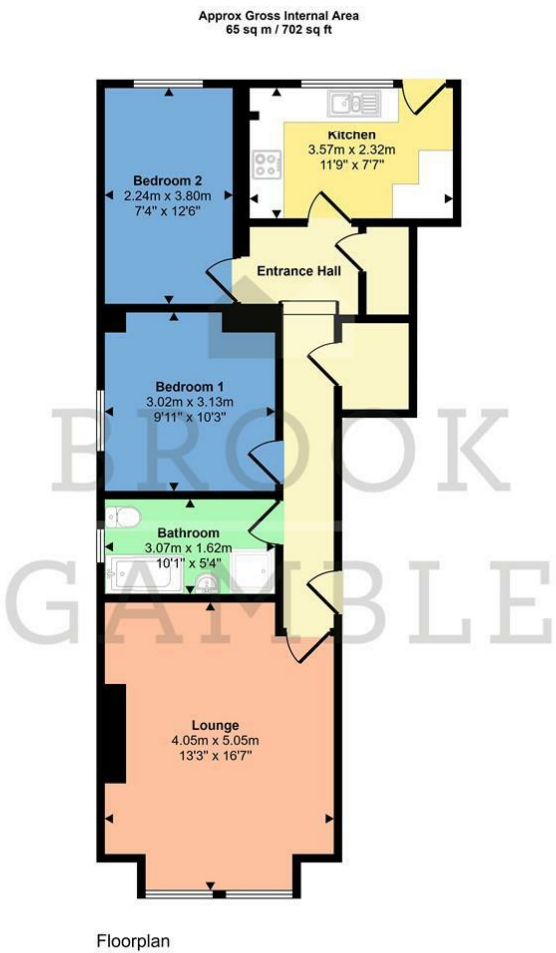
Total floor area 61 square metres

The Vendor has advised us of the following information:

Lease: 142 years remaining

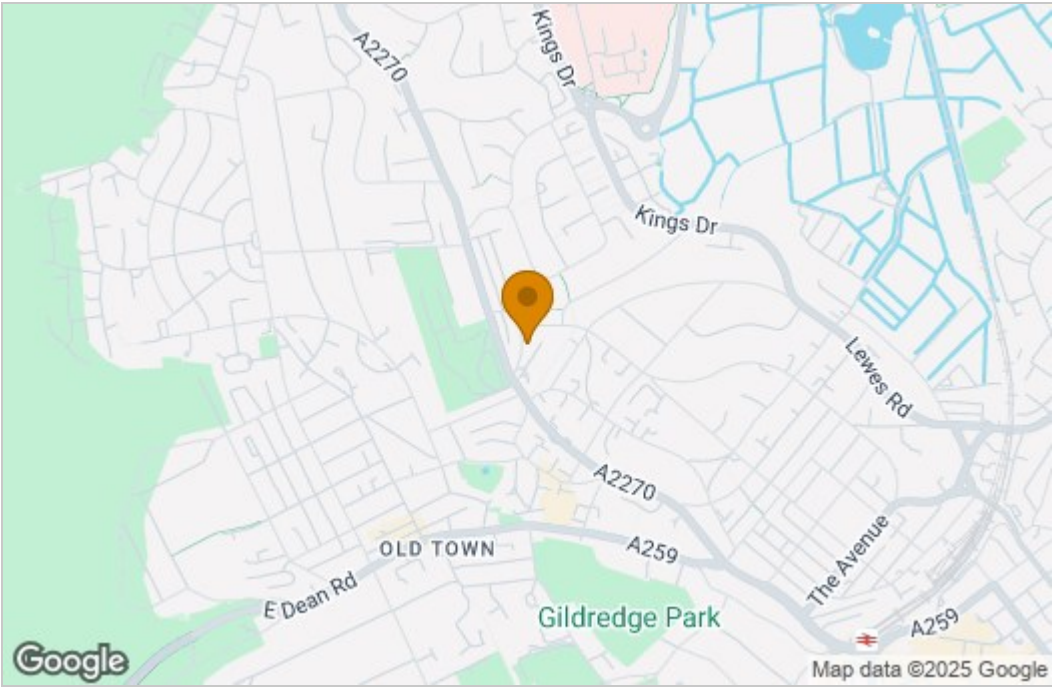
Service charge: Approximately £2500pa

Floor Plan

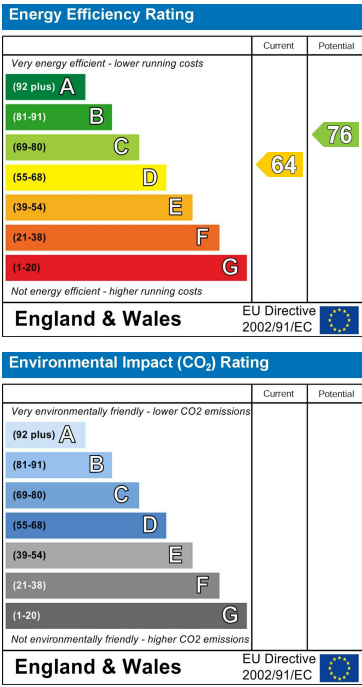


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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