



BROOK GAMBLE



Flat 3, 1 Hurst Road, Eastbourne, BN21 2PJ

Offers Over £209,000

Brook Gamble offer to the market the opportunity to purchase this large one bedroom ground floor garden flat in the much sought after Old Town area of Eastbourne. Being sold with a share of freehold, the flat benefits further from a private entrance and allocated parking space. The property enjoys gas central heating and uPVC double glazing as well as the private front garden. Being sold chain free, viewing is considered essential. Sole Agents. The property is currently let with a tenant in situ on an assured shorthold tenancy achieving a rental of £875 pcm. The property can be sold as a going concern, or with vacant possession.

Entrance Hall

Private frosted uPVC double glazed front door opening into Entrance Hall; with radiator and inset ceiling spotlights.

Lounge 18'2 x 12'9 (5.54m x 3.66m'2.74m)

Radiator, inset ceiling spotlights, 2 UPVC double glazed doors to rear, uPVC double glazed double doors to Private Garden

Kitchen 9'2 x 8'7 (2.79m x 2.62m)

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating 4 ring gas hob with electric oven below and cooker hood above. Space and plumbing for washing machine, integrated dishwasher, cupboard housing wall mounted gas boiler, space for fridge-freezer, part-tiling to walls, tiled floor, uPVC double glazed window to front.

Bedroom 15'1 x 14'10 (4.60m x 4.52m)

Radiator, inset ceiling spotlights, 2 uPVC double glazed windows to rear.

Bathroom

Bath with mixer taps. Wall mounted shower unit with rainfall shower head. Glazed shower screen. Pedestal wash basin, low level WC, heated towel rail, tiled floor, inset ceiling spotlights.

Outside

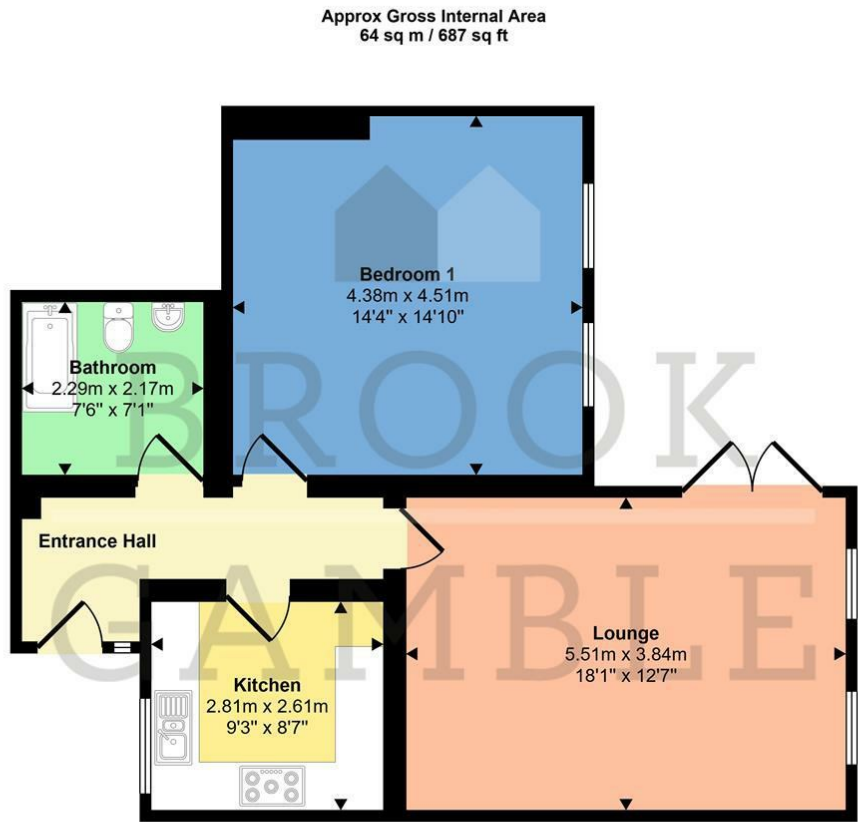
The private garden is approximately 16' in depth and arranged as wooden decked patio, enclosed by timber fencing. There is an allocated parking space to the front of the property.

Other Information

Vendor advises:

The flat is being sold with a share of the freehold.
Maintenance is approximately £106.24 per month.
Lease: 999 from 2003.

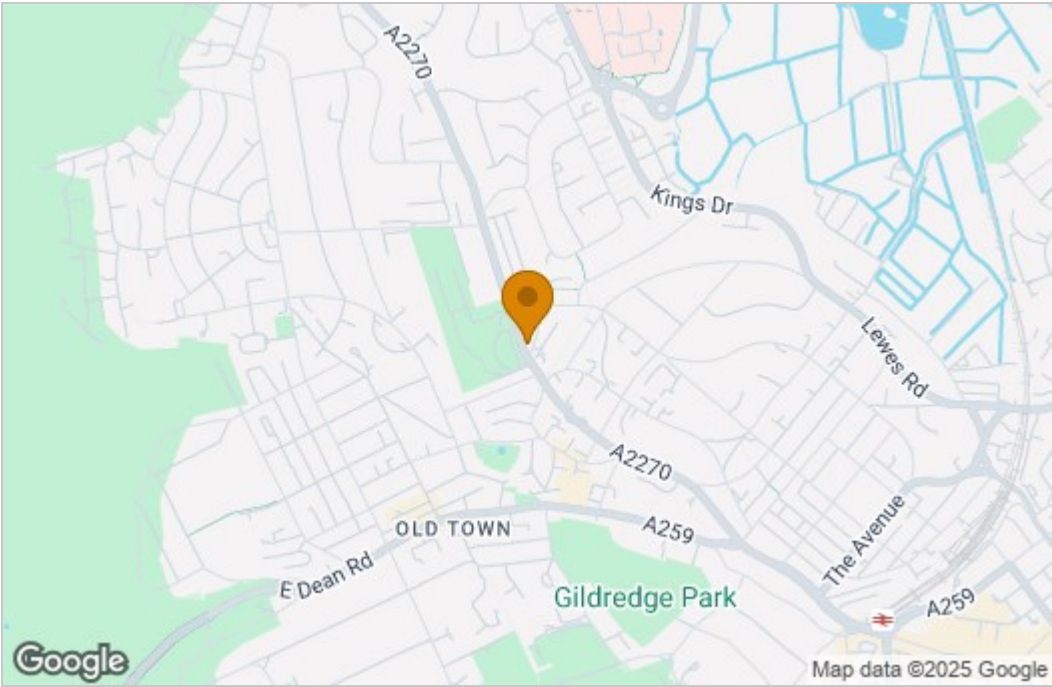
Floor Plan



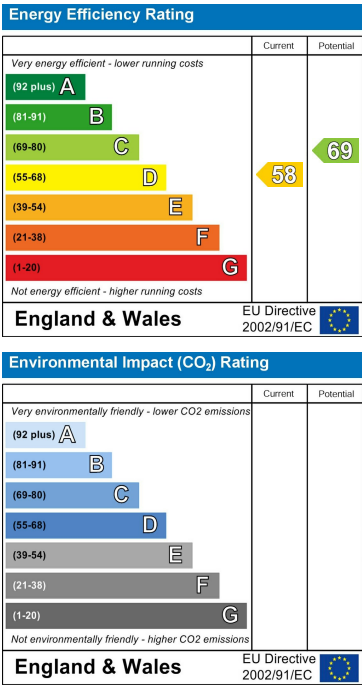
Floorplan

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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