



# BROOK GAMBLE



**5b Clive Court Grand Parade, Eastbourne, BN21 3DD**

**£379,950**

Brook Gamble are delighted to offer to the market this WONDERFULLY POSITIONED large 2 bedroom 5TH FLOOR purpose built apartment enviably located on EASTBOURNE SEAFRONT. Enjoying stunning PANORAMIC VIEWS, the apartment boasts substantial accommodation with the open plan Lounge/Dining Room including a 21'4" x 13'3" Lounge. A particular feature is the 24'4 x 6'4 SUN BALCONY which is ideal for entertaining and enjoying the seafront. There is an EN-SUITE BATHROOM to the master bedroom and a modern family bathroom too. The property benefits from gas central heating and is being sold CHAIN FREE, with a SHARE OF FREEHOLD. Viewing is considered essential. SOLE AGENTS.

### **Communal Entrance**

Communal front door to Entrance Lobby with stairs or lift to 5th floor

### **Entrance Hall 11'4 x 5'4 (3.45m x 1.63m)**

Private front door to Entrance Hall, with built storage cupboards. Open plan to Dining Area.

### **Dining Area 9'11 x 8'4 max (3.02m x 2.54m max)**

Built-in dresser with cupboard and shelving, radiator, entryphone, linen cupboard with insulated cylinder and slatted shelving. Open plan to lounge.

### **Lounge 21'4 x 13'3 (6.50m x 4.04m)**

Fireplace with marble surround and hearth. Wall lights, radiator, patio door to sun balcony measuring 24'4" in width by 6'4" in depth with panoramic sea views along Eastbourne's coastline.

### **Kitchen 13'10 x 9'2 (4.22m x 2.79m)**

Inset one and a half bowl sink unit with drainer, cupboard below. Further range of drawers and base units with working surfaces over Incorporating four ring ceramic hob, electric oven and below cooker hood above. Integrated microwave, integrated fridge freezer, wall units, tiled walls, tiled floor, space and plumbing for washing machine, space and plumbing for dishwasher, cupboard housing gas boiler. Window to front with stunning sea views.

### **Bedroom 1 18'7 x 11'2 (5.66m x 3.40m)**

Measurements including depth of built-in wardrobe cupboards, windows to front with stunning sea views. En-suite bathroom.

### **En-Suite Bathroom 9'1 x 6'10 (2.77m x 2.08m)**

Bath with mixer tap and shower attachment, glazed screen, bidet, low-level WC, wash basin inset in to vanity unit, tiled walls and floor, heated towel.

### **Bedroom 2 14'3 x 11'2 (4.34m x 3.40m)**

Range of built-in furniture including wardrobes, desk and wall units. Windows to front with stunning sea views.

### **Family Bathroom**

Shower cubicle with tiled walls, glazed screen and wall mounted shower unit. Low level WC, wash basin inset to vanity unit, tiled walls and floor, mirror fronted vanity cupboard, heated towel rail.

### **Further Information**

There is visitors parking to the rear of the property.

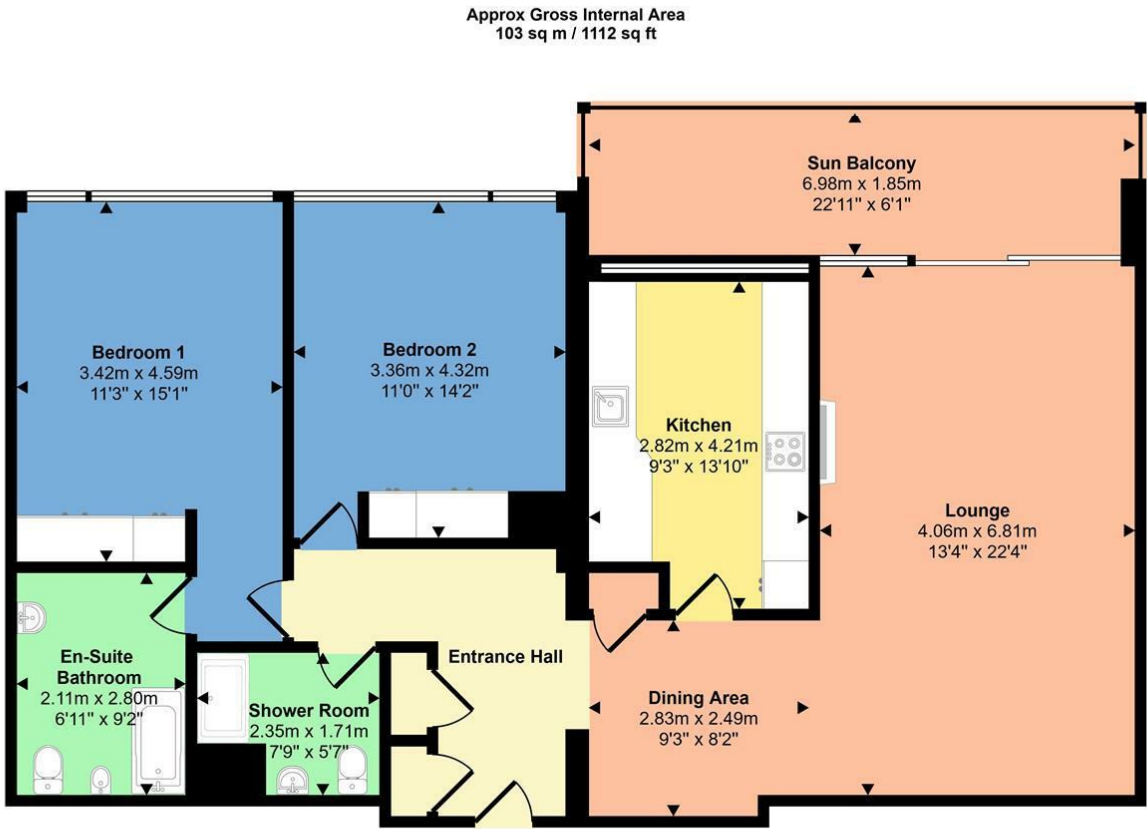
Vendor advises:

Lease: Balance of 999 year lease.

Maintenance £1683 per half year. To include water rates.

The property is being sold with a share of freehold.

Floor Plan



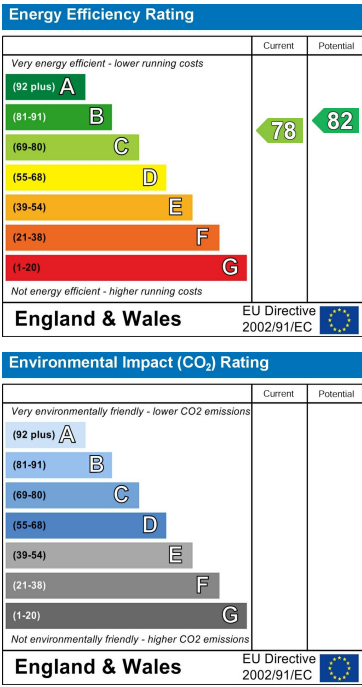
Floorplan

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.