



BROOK GAMBLE



Flat 9 Cator House 44 Pevensey Road, Eastbourne, BN21 3HP

£150,000

Brook Gamble are delighted to offer for sale, an immaculately presented two-bedroom purpose-built apartment, perfect for those seeking a blend of comfort and convenience. This delightful residence boasts a spacious reception room, ideal for relaxation or entertaining guests, and two well-appointed bedrooms that offer a peaceful retreat. The apartment features a modern fitted kitchen with appliances and a modern Shower room. One of the standout features of this property is the sun balcony, where you can bask in the warmth of the sun while enjoying views of the surrounding area. The apartment is equipped with gas central heating, providing a cosy atmosphere throughout the year. Situated in a prime town centre location, this property is just a stone's throw away from the vibrant seafront, allowing you to enjoy leisurely strolls along the beach or partake in the various amenities that Eastbourne has to offer. Whether you are a first-time buyer, a small family, or looking for a rental investment, this apartment is an excellent choice. Cash buyers only

Accommodation comprising

Communal entrance, security entry phone, stairs or lift rising to 2nd floor landing, main entrance door

Hallway

Oak flooring, coving to ceiling.

Lounge 17'6 x 13'1 (5.33m x 3.99m)

with oak flooring, radiator, cupboard housing electric meter and gas meter and consumer unit, Double glazed door leading onto balcony, double glazed windows to front aspect.

Sun Balcony

With security railings, glazing.

Kitchen 8'10 x 6'8 (2.69m x 2.03m)

Fitted in range of wall and floor gloss fronted handleless kitchen in graphite grey with a four ring electric hob and extractor hood above, and electric oven beneath, oak worktop with oak splashback single bowl sink drainer and mixer tap, built-in slimline dishwasher, fitted fridge freezer, double glazed window to rear aspect, cupboard housing wall mounted gas central heating boiler and space and plumbing for washing machine.

Main bedroom 16'11 x 10'2 (5.16m x 3.10m)

Radiator, double glazed window to front aspect.

Bedroom two 11'10 x 9'11 (3.61m x 3.02m)

oak flooring, radiator, double glaze window to rear aspect.

Shower room 6'8 x 5'3 (2.03m x 1.60m)

Walk in shower cubicle with wall mounted shower, shower attachment and riser rail, wash handbasin vanity unit, low level WC, tiled flooring, radiator, double glazed window to rear aspect.

Lease and Maintenance information

Lease – 66 Years remaining

Maintenance - £330 per month

Ground rent – included within maintenance charge

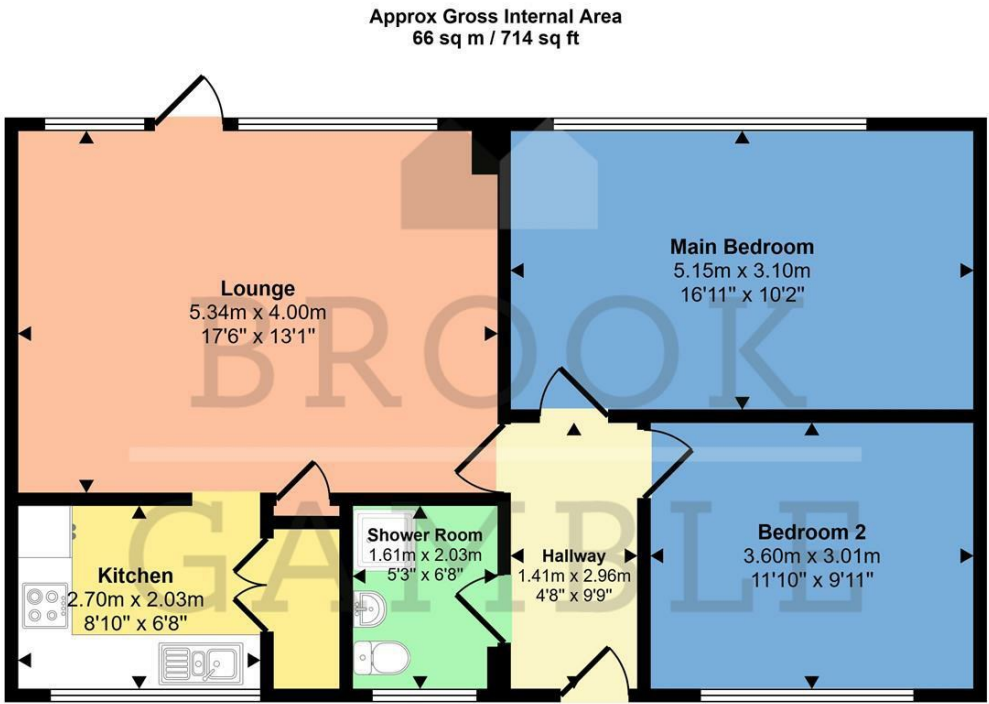
Council tax band B

Car parking permits for the Zone outside the property, and neighbouring streets are available via EBC.

Agents note

We are aware that the length of lease, will mean buyers with mortgages will be unable to obtain one. Therefore this property is only suitable for a Cash buyer.

Floor Plan



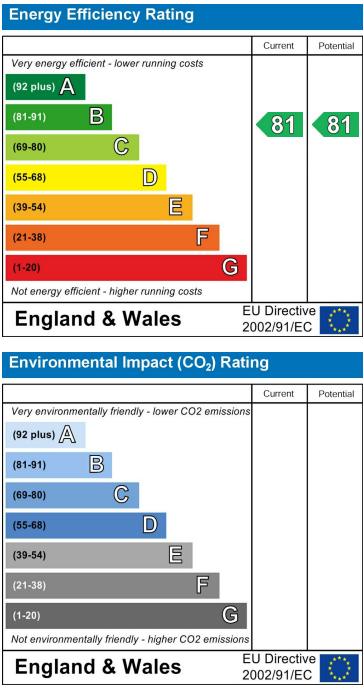
Floorplan

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.