



BROOK GAMBLE



72A Dursley Road, Eastbourne, BN22 8DH

£199,995

Brook Gamble offer to the market this extremely well presented 2 bedroom first floor flat located close to Eastbourne Town Centre. The property is approached via double gates which open into a private garden. An external staircase then leads to the private first floor entrance. The property is well appointed and enjoys both a modern kitchen and shower room. Further benefits include gas central heating and uPVC double glazing. Being sold with a very long lease, and a share of the freehold, the property is located within a short distance of Eastbourne Town Centre and Railway Station. Viewing is considered essential. Sole Agents.

Entrance Hall

External staircase to covered Entrance Porch; with UPVC double glazed windows. Frosted UPVC double glazed front door opening into Entrance Hall; with radiator; hatch to loft space,, storage cupboard with shelving.

Lounge/Dining Room 17'11 x 10'3 (5.46m x 3.12m)

Feature fireplace with exposed brick chimney breast, radiator, wall lights, two UPVC double glazed windows to front.

Kitchen 10'11 x 6' (3.33m x 1.83m)

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over incorporating four ring gas hob with electric oven below and cooker hood above. Range of wall unit, cupboard housing wall mounted gas boiler, space for fridge or freezer, space and plumbing for washing machine, part tiling to walls, larder cupboard with shelving, UPVC double glazed window to rear.

Bedroom 1 14'11 into recess x 10'1 (4.55m into recess x 3.07m)

Being double aspect with UPVC double glazed windows to front and side. Radiator.

Bedroom 2 14' x 7'7 (4.27m x 2.31m)

Double aspect with UPVC double glazed windows to side and rear. Radiator.

Shower Room

Fully tiled walls, wall mounted shower unit, glazed shower screen, low flush WC, heated towel rail, wash basin inset into vanity unit with cupboard below. Two frosted UPVC double windows to rear.

Outside

The property benefits from a good sized private garden which is approached by double gates and enclosed by timber fencing. There is a brick built external storage shed.

Other Information

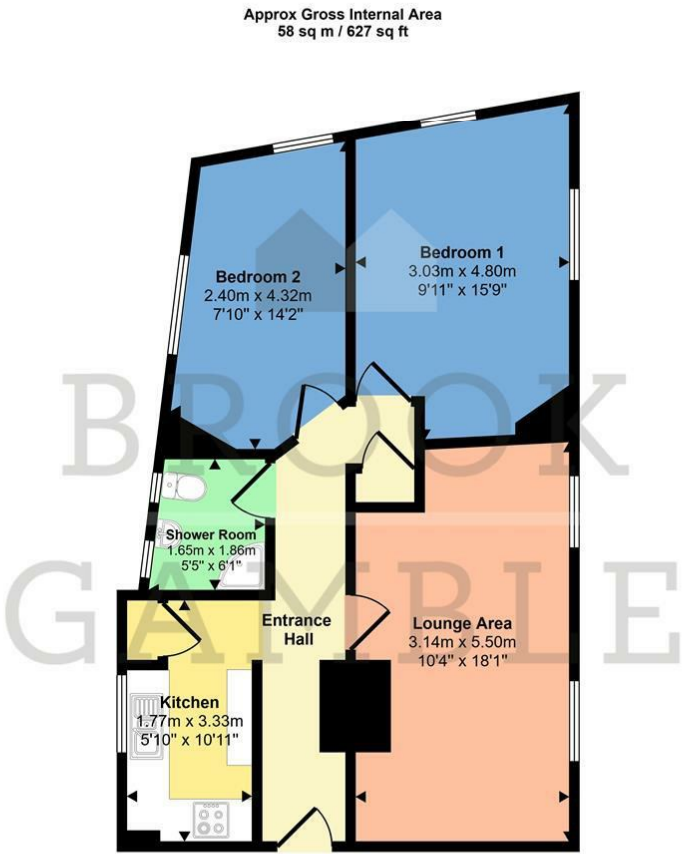
The vendor advises the following:

The property is being sold with a 50% share of the freehold.

The property is being sold with the balance of a 999 year lease.

Maintenance is split 50/50 with the ground floor flat on an as and when basis.

Floor Plan



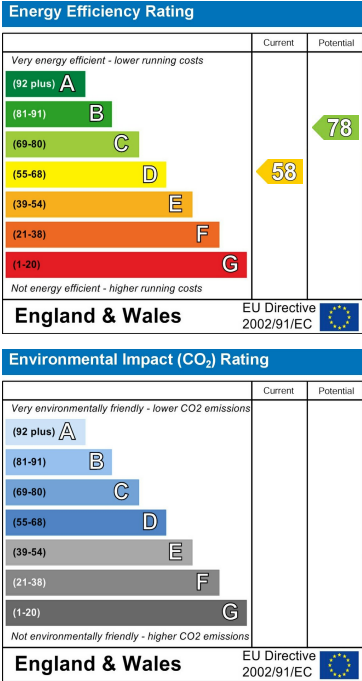
Floorplan

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.