



# BROOK GAMBLE



**25 Lanark Court Hamsey Close, Eastbourne, BN20 8UH**

**Price Guide £115,000**

\*GUIDE PRICE £115,000 - £120,000 \* Welcome to this charming one-bedroom ground floor apartment located in the highly sought-after area of Old Town, Eastbourne. As you enter the apartment, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is spacious and comfortable, ideal for restful nights. The bathroom is neatly presented, catering to all your essential needs. One of the standout features of this apartment is its proximity to the stunning South Downs, making it an excellent choice for those who enjoy outdoor activities and picturesque walks. The property benefits from double glazing, ensuring a peaceful environment, while the gas central heating provides warmth and comfort throughout the year. This apartment is chain-free and vacant, allowing for a smooth and hassle-free move. Whether you are a first-time buyer, a downsizer, or looking for a rental investment, this property presents a fantastic opportunity.

## **Accommodation Comprising**

Communal entrance  
Security entry phone

Communal hallway  
Main front door

Hallway  
Large storage cupboard with storage cupboard above, radiator, further storage cupboard with storage cupboard above.

Kitchen  
Fitted in a range of wall and floor cupboards and base units single bowl sink unit and mixer tap, complementary worksurface, tiled splashback, wall mounted "Worcester" gas central heating boiler, fitted washing machine, electric cooker, space for under counter fridge, cupboard housing hot water cylinder, double glazed window to front aspect.

Double aspect Lounge  
Radiator, television aerial point. BT point, Dado Rail, double glazed window to side, double glazed door leading onto sun balcony.

Sun balcony  
Privacy railing and overlooking communal gardens at the rear of the property

Bedroom  
Radiator, run of fitted wardrobes, double glazed window to rear aspect overlooking communal gardens

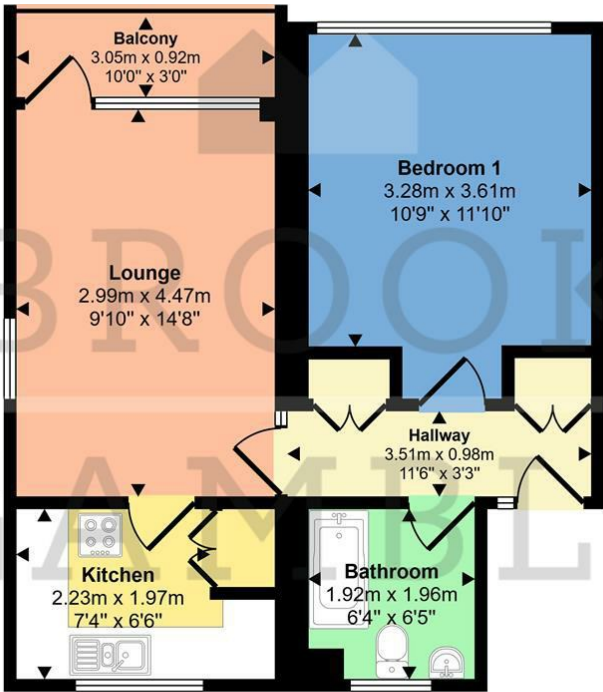
Bathroom  
Comprising a white suite low-level WC wash hand basin radiator double glazed window to rear aspect

Outside  
Brick built storage cupboard  
Communal gardens to the rear of the property  
Residence parking on a first come first serve basis

We are advised by the seller of the following information  
Lease 82 years remaining  
Maintenance £500 per annum  
Ground rent £10

Floor Plan

Approx Gross Internal Area  
44 sq m / 473 sq ft



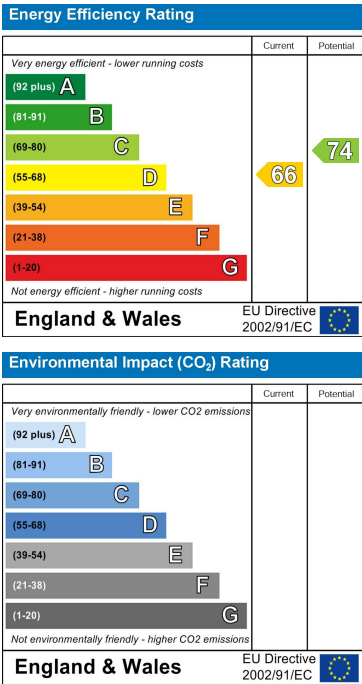
Floorplan

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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