



BROOK GAMBLE



6 The Rising, Eastbourne, BN23 7PL

Guide Price £195,000

Brook Gamble are delighted to be offering a two bedroom first floor maisonette with the added benefit of its own private rear garden. The property offer spacious accommodation throughout and has two good sized bedrooms, and a bathroom. With its close proximity to local bus routes, and amenities such as Langney Shopping Centre, the property is ideally located. At the rear, the property has a garage with up and over door, and the ability to park in front of your garage. The lease length is 994 years remaining and the maintenance is on an as and when required basis. This would suit a host of buyers, especially those looking for a lovely garden to enjoy! Viewing is by appointment with the sellers sole agents.

Accommodation Comprising

Entrance

uPVC entrance door with stairs rising to the

First Floor Landing –

Window to side, and a further door leading in to -

Hallway

Night storage heater, Security entry phone handset, airing cupboard housing the hot water cylinder.

Lounge - 4.47m x 2.95m (14'8 x 9'8)

Night storage heater, Television aerial point, Double glazed window to the front aspect.

Fitted Kitchen - 3.28m x 2.11m (10'9 x 6'11)

Fitted in a range of wall and floor cupboards and base units, with a complimentary worksurface with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor hood above, space and plumbing for washing machine and dishwasher. Part tiled walls. Space for fridge/freezer. Double glazed window to the rear aspect.

Bedroom 1 - 3.20m x 2.97m (10'6 x 9'9)

Night storage heater, coving to ceiling, double glazed window to rear aspect.

Bedroom 2 - 3.51m x 2.62m (11'6 x 8'7)

Night storage heater, built-in wardrobe with hanging rail, double glazed window to the front aspect.

Modern Bathroom

Comprising a white suite comprising panelled bath with chrome mixer tap and shower over, a Low level WC, Pedestal wash hand basin, Part tiled walls, Wall mounted electric heater, Opaque double-glazed window to the rear aspect.

Outside

The property benefits from the private rear garden, enclosed by fencing and with a raised decking area, laid mainly to lawn with flower bed borders, and gate providing access to the garage at the rear.

Garage

Garage with up & over door, and ability to park in front of your garage door.

Lease information – 944 years remaining on the lease.

Maintenance is on an as and when required basis

Ground rent £10.50

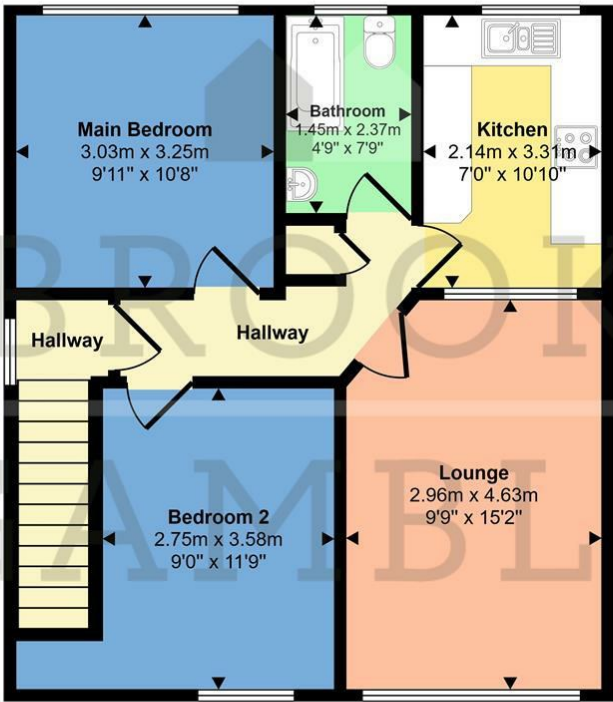
Buildings insurance £ per annum

EPC Rating is = D = 57/75

Council Tax Band A

Floor Plan

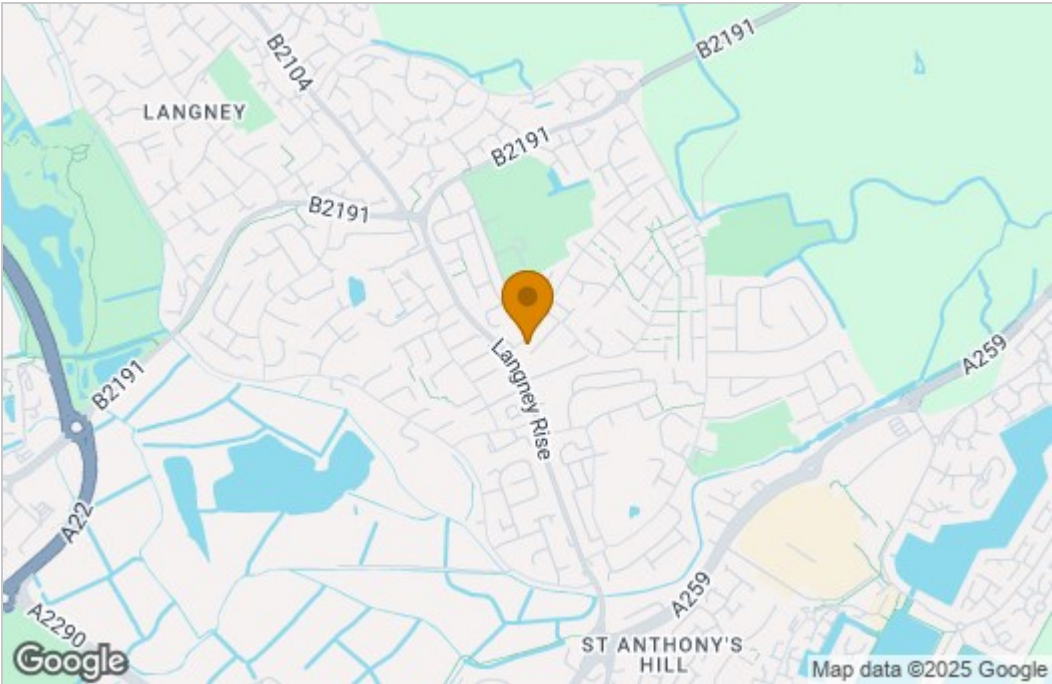
Approx Gross Internal Area
56 sq m / 599 sq ft



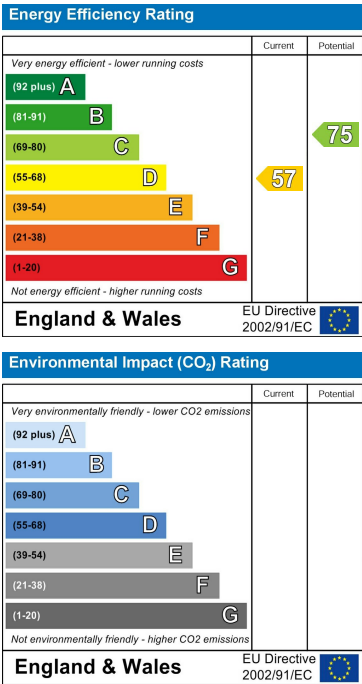
Floorplan

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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