



# BROOK GAMBLE



## **Flat 8, Warrior House 60 Meads Road, Eastbourne, BN20 7QR**

**£229,950**

Brook Gamble are delighted to offer to the market this well presented 2 bedroom first floor purpose built apartment in the much sought after Meads area of Eastbourne. Located within a short distance of Meads High Street and Seafront, the flat has been the subject of much improvement by the current owner and as such boasts a refitted Kitchen and refitted Bathroom. Further benefits include gas central heating and uPVC double glazing, as well flat flat enjoying the attractive communal gardens and residents parking.

Viewing is considered essential. Sole Agents.

**Communal Entrance**

Communal front door with communal entry phone system, opening into Communal Entrance Hall; stairs to first floor landing.

**Entrance Hall**

Private front door to Private Entrance Hall; with radiator, entry phone handset, large storage cupboard with shelving.

**Lounge 18'8 x 10'4 (5.69m x 3.15m)**

Two radiators, UPVC double window to side and rear aspect.

**Kitchen 9' x 8'2 (2.74m x 2.49m)**

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over incorporating four ring induction hob. Integrated electric oven, wall units, wall mounted gas boiler, space and plumbing for washing machine, space for fridge freezer, laminate wood effect flooring, part tiling to walls, UPVC double glazed window to side.

**Bedroom 1 15' x 8'3 (4.57m x 2.51m)**

Measurements exclude the depth of the large wardrobe cupboard (Measuring 4'10 x 3'2). Radiator, UPVC double glazed window to side aspect.

**Bedroom 2 11'6 x 6'2 (3.51m x 1.88m)**

Radiator, UPVC double glazed window to side.

**Bathroom**

Panelled bath with mixer taps and handheld shower attachment. Wall mounted shower unit with rainfall showerhead. Glazed shower screen, wash basin inset into vanity unit with cupboards below, low flush WC, utility cupboard with space for tumble dryer and shelving above.

**Outside**

There are attractive communal gardens with lawn and seating areas as well as a residents clothes drying area with several clothes lines.

There is residents parking available on a first come first served basis.

**Other Information**

The vendor has advised us of the following information:

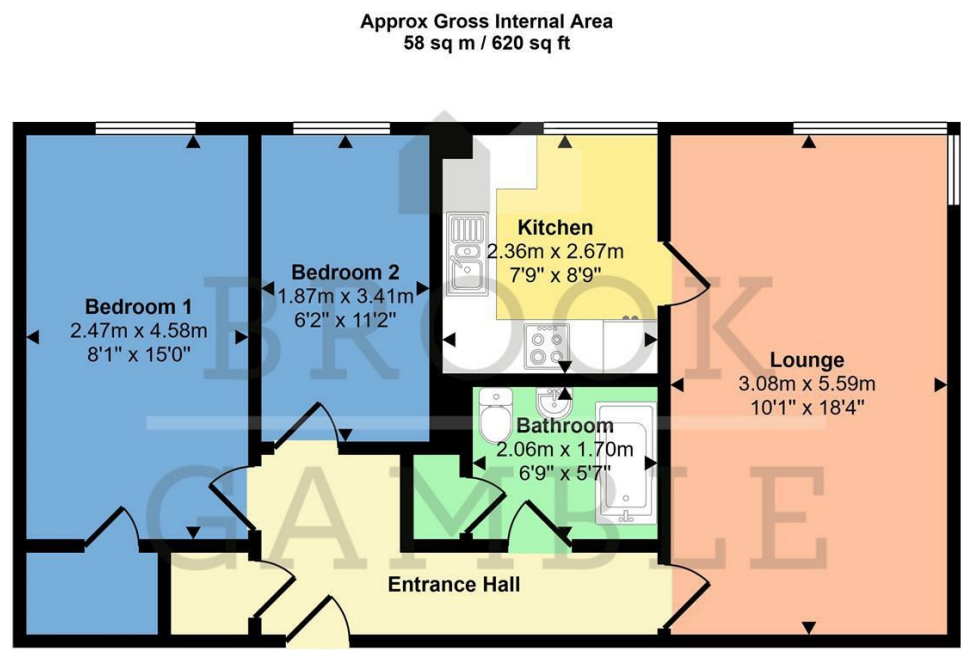
Lease : 99 years remaining

Ground rent: £10pa

Maintenance: £1500pa



Floor Plan



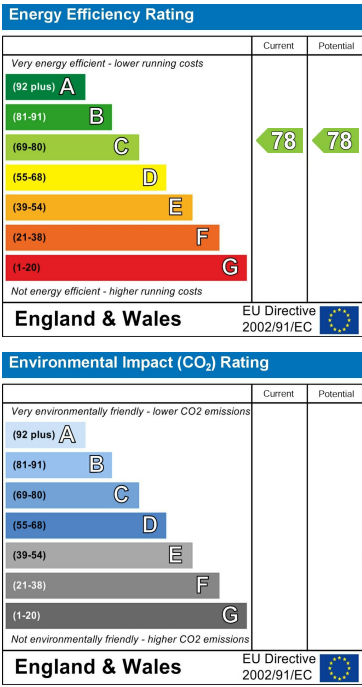
Floorplan

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.