



BROOK GAMBLE



Ground Floor Flat, 13 Motcombe Road, Eastbourne, BN21 1PU

£269,950

An opportunity to purchase a delightful two bedroom garden flat located in the highly sought after Motcombe area of Old Town. Being sold with a share of the freehold and a long lease, the property benefits from a private entrance and a good sized private garden with lawn and patio areas. Further benefits include gas central heating and uPVC double glazing. Well located for popular local schools, shops and parks, Waitrose, the Historic Lamb Inn and St Mary's Church are all within a short distance. Viewing is considered essential. Sole Agents.

Entrance Hall

UPVC front door opening into entrance hall; with uPVC double glazed window.

Kitchen 14'3" max x 10'10" max (4.27m'0.91m max x 3.05m'3.05m max)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over incorporating four ring gas hob, electric oven below and cooker hood above. Wall units, wall mounted gas boiler. Space for fridge-freezer, space and plumbing for washing machine, picture rail, radiator, under stairs cupboard, laminate wood effect flooring, uPVC double glazed window. Door to inner hallway.

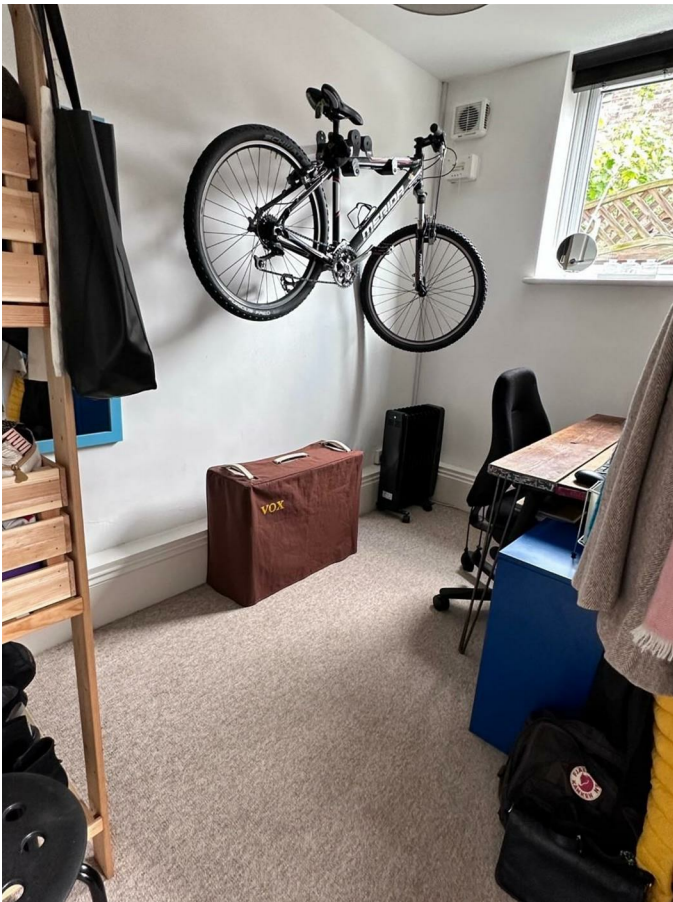
Lounge 14'7" x 12'8" (4.27m'2.13m" x 3.66m'2.44m")

Radiator woodburning stove with tiled hearth and stone surround. Picture rail. UPVC double glazed bay window to front.

Bedroom 1 13'6" max x 11'11" (3.96m'1.83m" max x 3.35m'3.35m")

Picture rail, radiator, uPVC double glazed bay window.

Bedroom 2 10'1" x 6'4" (3.05m'0.30m" x 1.83m'1.22m")



Radiator, uPVC double glazed window.

Bathroom



Bath with mixer tap and hand shower attachment. Wash basin with mixer tap. Heated towel rail, extractor fan, laminate wood effect flooring.

Cloakroom

Low level WC, wash basin, radiator, laminate wood effect flooring, frosted uPVC double glazed window.

Outside



Private gated garden to the side of the property, laid to lawn and paved patio, with metal storage shed.

Other Information

Council Tax Band B

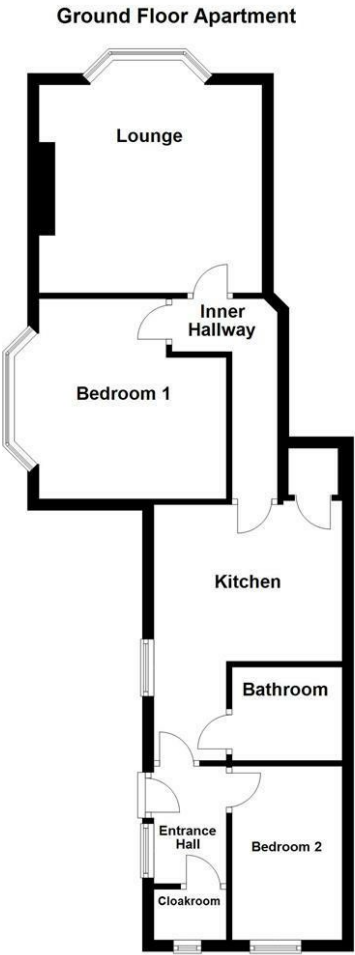
The Vendor advises the following:

The property is being sold with a share of the freehold. Maintenance split between the 2 flats on an "as & when" basis.

Buildings insurance is approximately £450.00 per annum

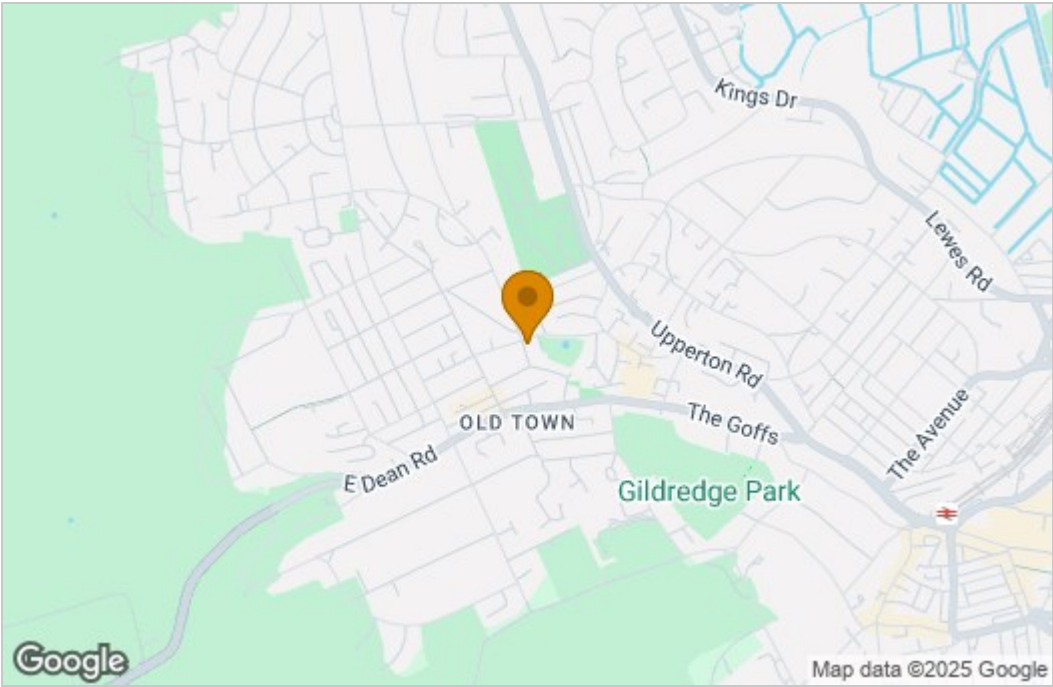
There are approximately 114 years remaining on the lease.

Floor Plan

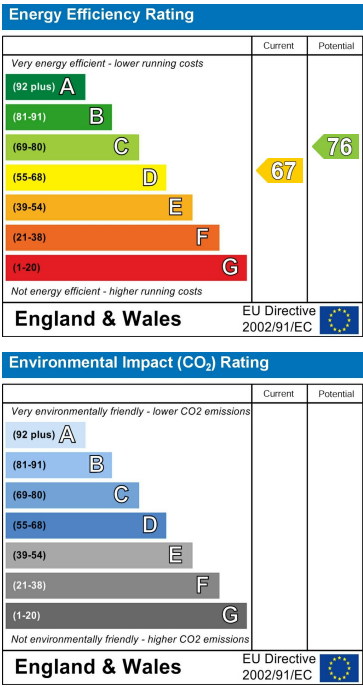


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

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.