



# BROOK GAMBLE



**Flat 5, 30, Dale Court Silverdale Road, Eastbourne, BN20 7EU**

**£199,950**

Brook Gamble are delighted to offer to the market this substantial 2 bedroom first floor apartment forming part of this attractive detached residence in the much sought after Lower Meads area of Eastbourne. The property is being offered to the market chain free and boasts an 18' Lounge and 22' refitted Kitchen. There is a sun balcony to the rear of the property and further benefits include gas central heating and uPVC double glazing as well as allocated parking a garage and a long lease of approximately 970 years. Viewings is considered essential. Sole Agents.

### **Entrance**

Communal front door with Entryphone system, opening into Communal Entrance Hall, with stairs to First Floor Landing. Private front door opening into Entrance; with 3 steps down to Lounge.

### **Lounge 18'9 x 10'9 (5.72m x 3.28m)**

Two radiators, large storage cupboard, wall mounted thermostat, wall lights, UPVC double doors and side screens opening onto Sun Balcony. Door to Inner Hallway, door to Kitchen.

### **Kitchen 22'11 x 7'2 (6.99m x 2.18m)**

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring ceramic hob with cooker above. Eye-level electric oven, space for fridge freezer, space and plumbing for washing machine, further appliance space. Cupboard housing wall mounted gas boiler, wall units, radiator, part tiling to walls, built-in storage cupboard.

### **Bedroom 1 15'6 x 9'9 exluding bay window recess measuring 6' (4.72m x 2.97m exluding bay window recess measuring)**

Feature fireplace with wooden surround, radiator, picture rail, UPVC double glazed windows to rear.

### **Bedroom 2 14'11 x 11'11 (4.55m x 3.63m)**

The bedroom is an irregular shape and the measurements are into the recess. Radiator, UPVC double glazed window to rear, picture rail.

### **Inner Hallway**

Leading from Lounge and accessing Bedroom 2 and Bathroom.

### **Bathroom**

Panelled bath with mioxer taps and wall mounted shower unit. Wash basin inset into vanity unit with cupboards below. Low flush WC. Part tiling to walls. Radiator, frosted UPVC double glazed window to rear.

### **Outside**

There are communal gardens to the front of the property, whilst a driveway leads to both the allocated parking space and adjacent Garage which is located nearest to the building and has up and over door, light and power.

### **Other Information**

The vendor advises the following:

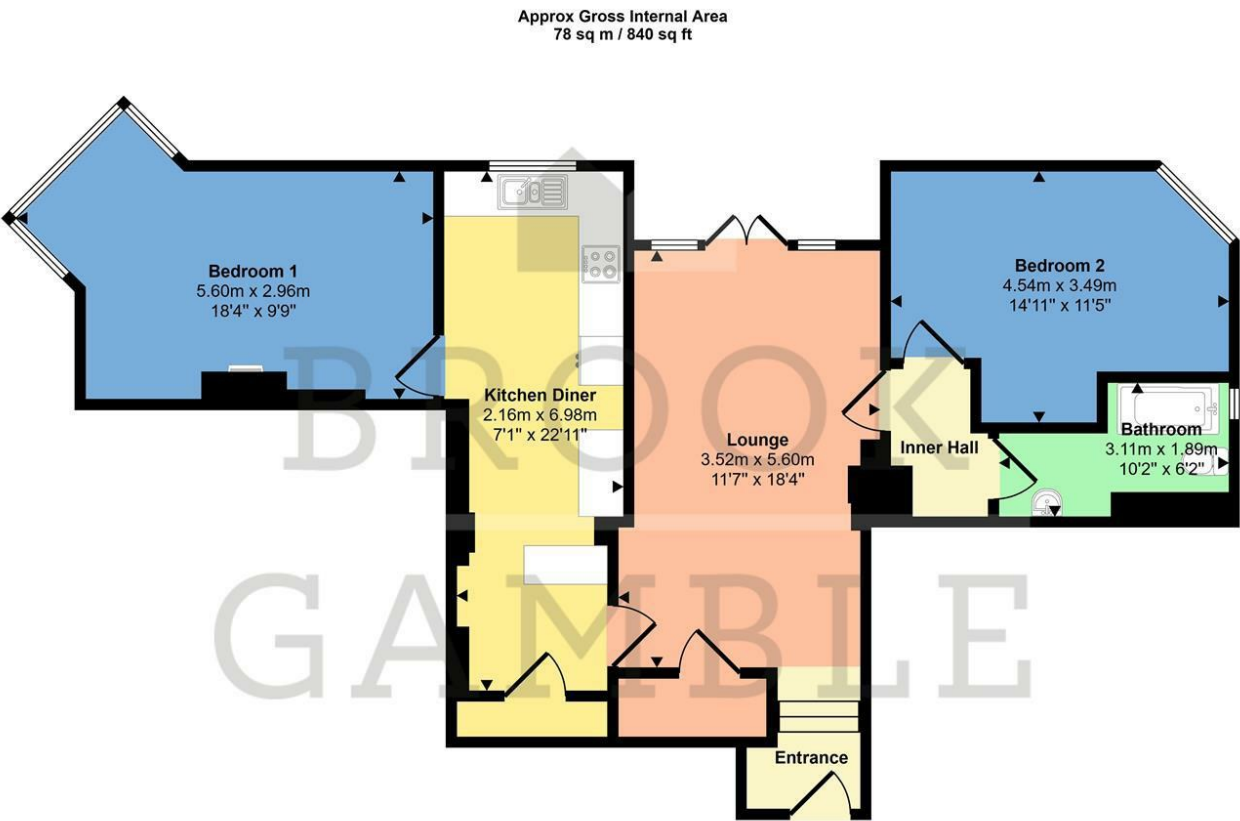
Maintenance: £160pcm

Ground Rent: £150pa

Lease Length: Approximately 970 years.



Floor Plan



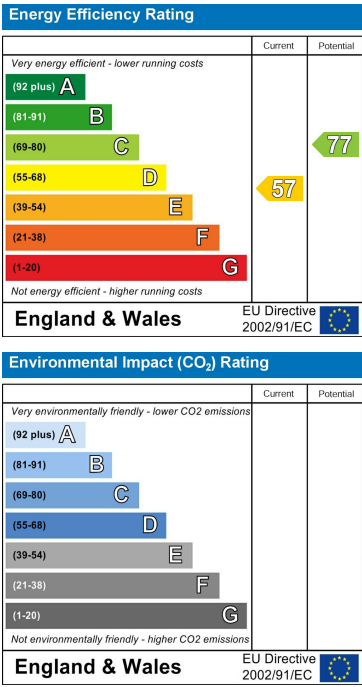
Floorplan

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.