



BROOK GAMBLE



5 Shakespeare Walk, Eastbourne, BN23 7PJ

£200,000

An IMMACULATELY PRESENTED presented two bedroom first floor maisonette in Langney. The property has been the subject of REFURBISHMENT AND REDECORATION by the present owner and boasts a MODERN KITCHEN AND BATHROOM, modern electric radiators and uPVC double glazing. A major feature of the property is its PRIVATE REAR GARDEN and a GARAGE and DRIVEWAY. Benefitting from a VERY LONG LEASE (approximately 930 years), viewing is considered essential by the Vendor's Sole Agents.

uPVC double glazed private front door to:

Entrance Hall

uPVC double glazed window to side. Stairs to:

First Floor Hallway

Linen cupboard with insulated cylinder. Hatch to loft with light and power. Electric radiator. uPVC double glazed window to side.

Lounge 15'10" x 9'10" (4.83m x 3.00m)



Electric radiator. uPVC double glazed window to front.

Kitchen 10'9" x 7'1" (3.28m x 2.16m)



Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for electric cooker with cooker hood above. Space and plumbing for washing machine. Space for fridge freezer. Part tiling to walls. uPVC double glazed window to rear.

Bedroom 1 10'10" x 10'1" (3.30m x 3.07m)



Electric radiator. uPVC double glazed window to rear.

Bedroom 2 12'2" x 9'3" (3.71m x 2.82m)



Over stairs cupboard. Electric radiator. uPVC double glazed window to front.

Bathroom



Panelled bath with wall mounted shower unit over. Pedestal wash basin. Low level WC. Heated towel rail. Part tiling to walls. Frosted uPVC double glazing to rear.

Outside



The property enjoys the benefit of a private rear garden which is laid to lawn.

Garage



Up and over door. Driveway to front.

Other Information
Council Tax Band B

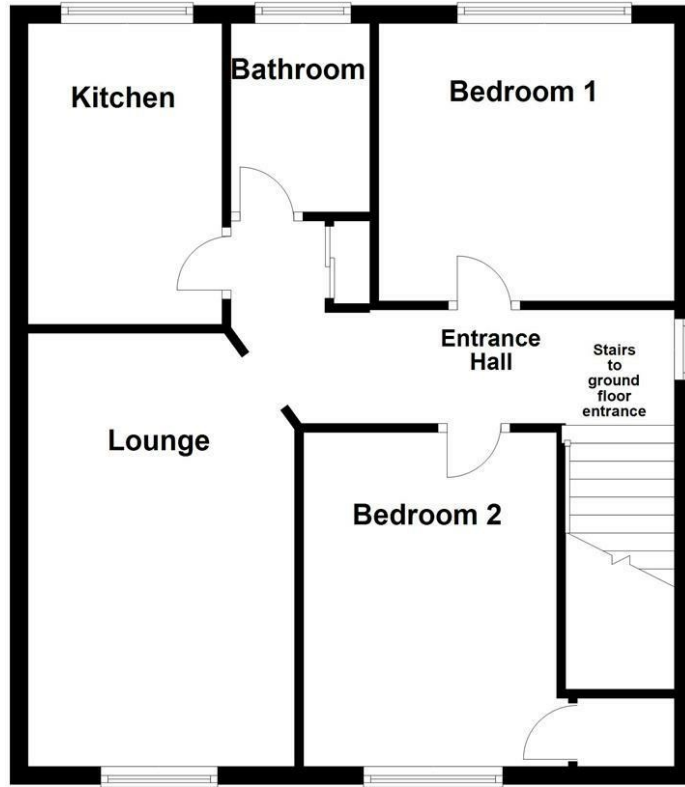
Total floor area 59 square metres

The Vendor has advised us of the following information:

Lease: 930 years remaining (approx)
Maintenance: responsible for the flat and roof
Ground rent: £10.50 per annum

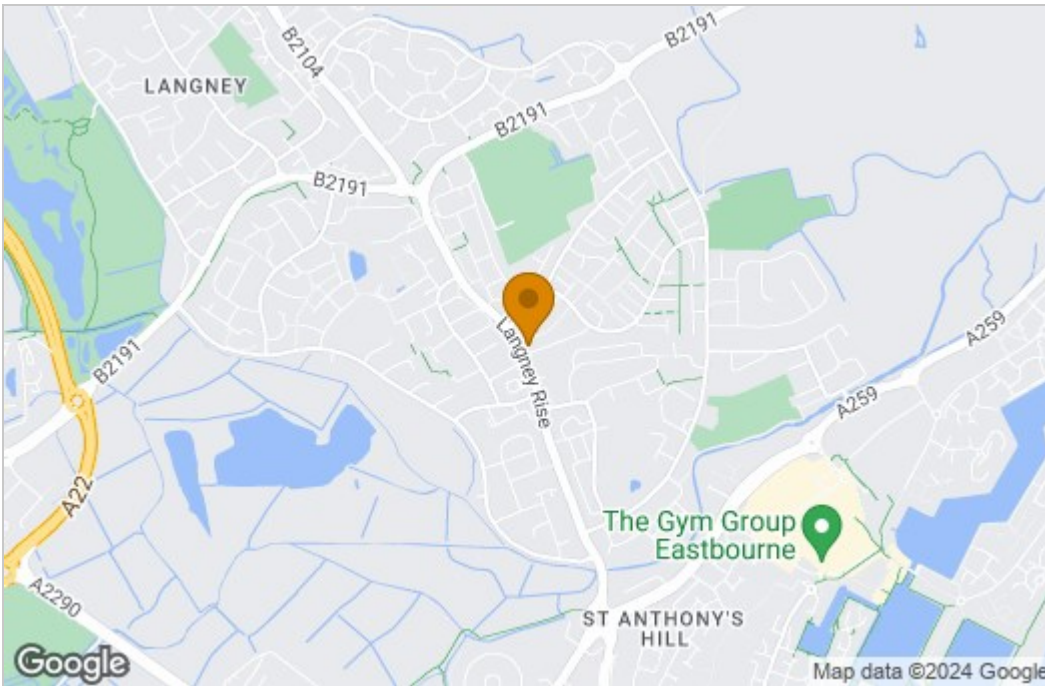
Floor Plan

Two Bedroom Maisonette

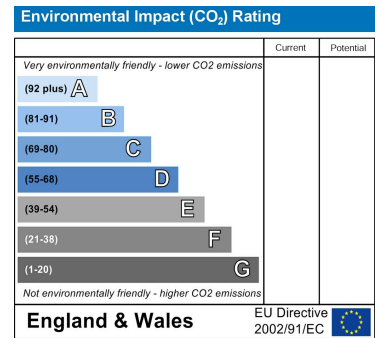
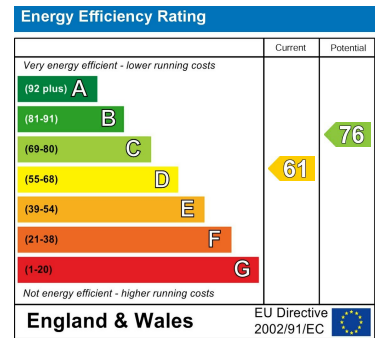


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.