



# BROOK GAMBLE



**32 Parsonage Road, Eastbourne, BN21 1JH**

**£175,000**

Brook Gamble offer to the market this well presented first floor converted flat in the much sought after Motcombe area of Old Town in Eastbourne. Benefiting from it's own private ground floor entrance, and being sold with the freehold, the flat occupies the first floor of this corner property, giving light accommodation with windows to 3 sides. The flat is well presented and benefits from a modern Kitchen and Bathroom as well as enjoying the benefits of gas central heating and UPVC double glazing. Being sold chain free and located a short distance from St Marys Church, Waitrose, the historic Lamb Inn and Gildredge Park, viewing is highly recommended.

## **Entrance Hall**

Private glazed front door opening into Entrance Hall; with glazed inner door opening into inner Hallway; with staircase leading to First Floor Hallway.

## **First Floor Hallway**

Radiator, hatch to loft space, storage cupboard with light and shelving.

## **Lounge 17'3 x 11'10 (5.26m x 3.61m)**

Feature fireplace with marble effect surround and wooden mantle over. Wooden display shelving, wall light, radiator, two UPVC double windows to front aspect.

## **Kitchen 11'4 x 11'3 (3.45m x 3.43m)**

Single drainer sink unit with mixer tap and cupboards below. Further range of drawers and base units with working surfaces over, incorporating four ring gas hob with glazed splashback and cooker hood above and electric oven below. Range of matching wall units, space for fridge freezer, radiator, space and plumbing for washing machine, built-in storage cupboard, inset ceiling spotlights, laminate wood effect flooring, UPVC double glazed window to rear.

## **Bedroom 11'11 x 11'5 (3.63m x 3.48m)**

Built-in wardrobe cupboard with clothes rail and shelving, radiator, UPVC double glazed window to side.

## **Bathroom**

Suite comprising fitted panelled bath with mixer taps and handheld shower attachment, glazed shower screen, pedestal wash basin, low flush WC, radiator, heated towel rail, extractor fan, inset ceiling spotlights, fitted vanity mirror with lighting above, cupboard housing wall mounted gas boiler, frosted uPVC double glazed windows to side.

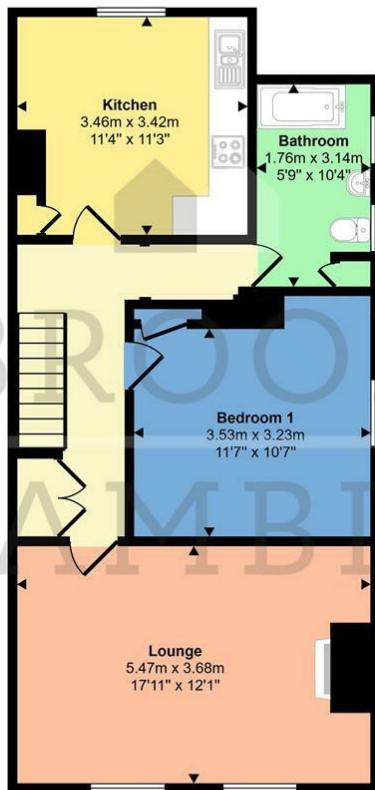
## **Other Information**

The vendor advises the following information:

The flat is being sold with the entire freehold to the building. There is a ground rent of £25pa and a maintenance charge of £55 per month.

## Floor Plan

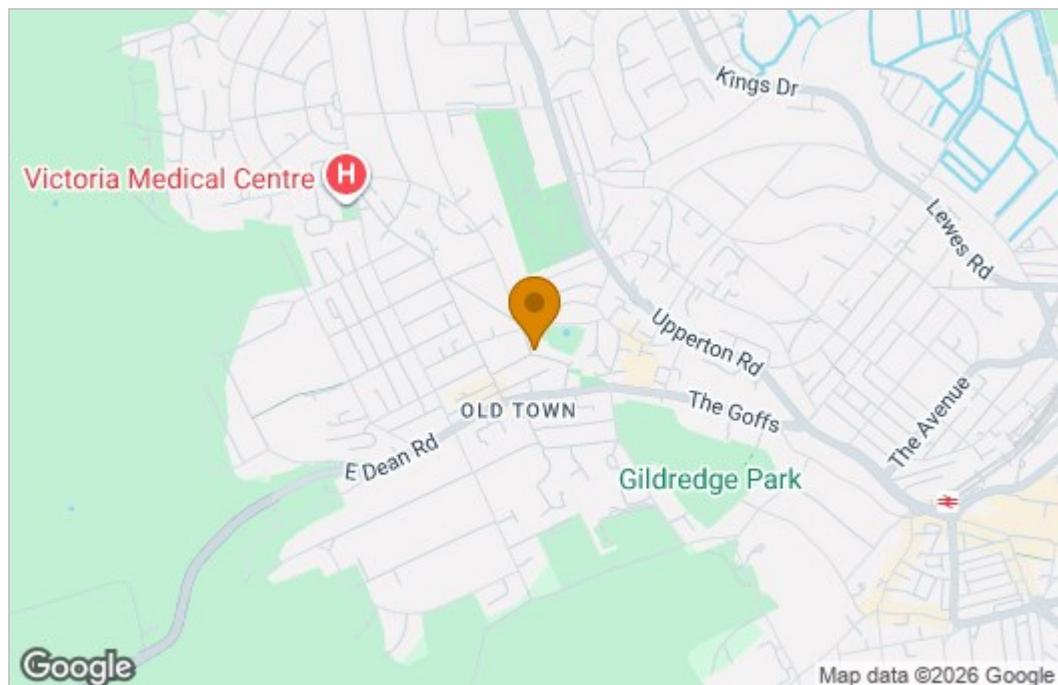
Approx Gross Internal Area  
63 sq m / 675 sq ft



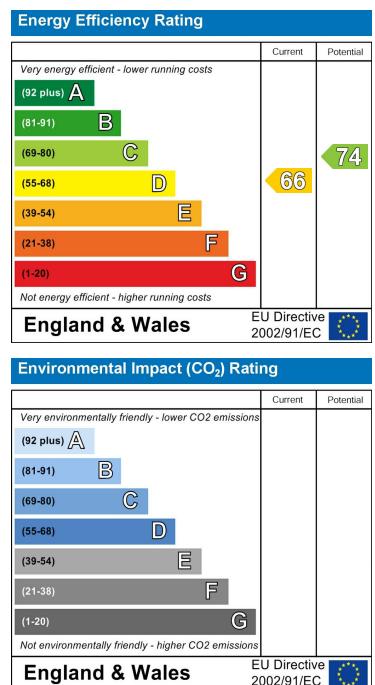
First Floor

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.