



Buckingham Heights Gorringe Road, Eastbourne BN22 8XL

welcome to

Buckingham Heights Gorrige Road, Eastbourne

A chain free, first floor purpose built flat located within the Upperton location of Eastbourne offering living room with balcony, two double bedrooms, kitchen, family bathroom and private garage. The property further boasts well-presented communal areas and can be viewed immediately.



Communal Entrance Hall

Stairs leading to first floor. Private mail box to each flat. Entry phone system.

Entrance Hall

Entry phone system. Cupboards. Radiator.

Lounge

15' 4" x 10' 10" (4.67m x 3.30m)

Double glazed window and French doors to the rear aspect. French doors leading to private balcony. Radiator.

Kitchen

12' 8" into recess x 7' 2" max (3.86m into recess x 2.18m max)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob. Boiler. Space for fridge. Space and plumbing for washing machine. Radiator. Double glazed window to the rear aspect.

Bedroom 1

15' 11" into recess x 10' 10" max (4.85m into recess x 3.30m max)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom 2

11' 4" x 9' (3.45m x 2.74m)

Double glazed window to the rear aspect. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Shaver point. Extractor fan. Low level W.C. Wash hand basin. Radiator.

Private Balcony

Garage

Up and over door.

Communal Large Terrace



Total floor area 66.2 m² (712 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Buckingham Heights Gorringe Road, Eastbourne

- ***Guide Price £220,000 - £230,000***
- TWO BEDROOM FIRST-FLOOR PURPOSE BUILT FLAT
- GARAGE AND FIRST COME FIRST SERVE PARKING
- CHAIN FREE
- BEAUTIFUL VIEWS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Sep 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000 - £230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
EBN119259 - 0005

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