



BROOK GAMBLE



9 Hartfield Road, Eastbourne, BN21 2AP

£189,950

Brook Gamble are delighted to be offering this extremely well presented, and most spacious two bedroom first floor converted apartment in the highly sought after Upperton area of Eastbourne, within easy reach of Eastbourne's mainline railway station, Hartfield gardens literally opposite, and the Beacon Centre. The property benefits from a spacious idyllic roof terrace from the lounge, and a lounge with open fire. A nice spacious kitchen with appliances, and an extremely well presented modern shower room. The property is being offered chain free, and viewing is by appointment. Call now to arrange a viewing! 01323 438506

Accommodation Comprising

Main front door,

Communal entrance, Hall, stairs rising to 1st floor.

Main entrance door

Hallway

Coving to ceiling, picture rail.

Lounge

Feature fire surround with electric fire and tiled hearth, radiator, Picture rail, corniced ceiling, further radiator, double glazed window to front aspect overlooking terrace, double glazed door leading onto terrace.

Sun Terrace

the property benefits from a large sun terrace.

Kitchen

Fitted in range of wall and floor cupboards and base units, 1 1/2 ball sink unit and mixer tap, complementary work surface, four ring electric cooker with oven and grill beneath and extractor hood above, space and plumbing for washing machine (washing machine is included within the sale), space for further undercounter appliance with plumbing for dishwasher, large American style fridge/freezer, larder cupboard, hatch to loft area, recessed spotlighting, wall mounted gas central heating boiler, double glazed window to front aspect.

Main bedroom

With a feature fire surround with open fire and tiled hearth, coving to ceiling, built-in wardrobes with sliding door doors, radiator, double glazed bay window to rear aspect.

Bedroom two

Picture rail, borrowed light window.

Bathroom

Comprising large walking shower cubicle with wall mounted shower with rainfall showerhead, separate shower attachment and riser rail, heated towel ladder, wash hand basin vanity unit with mixer tap, high-level WC, double glazed window to side aspect.

Lease and Maintenance information

Lease length - 962 years remaining of a 999 year lease.

Maintenance charge - £1580.75 per annum

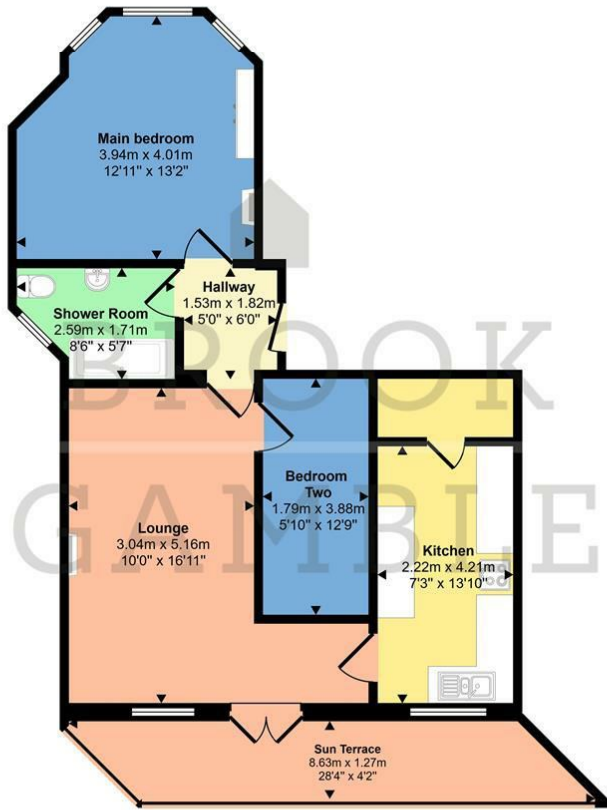
Ground Rent charge - £50 per annum

Council Tax Band

Band B

Floor Plan

Approx Gross Internal Area
60 sq m / 651 sq ft



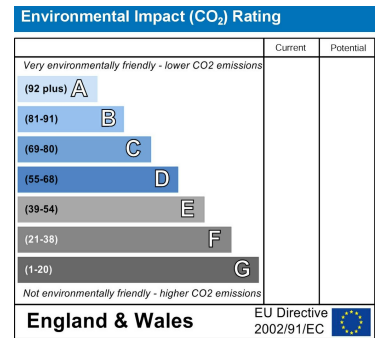
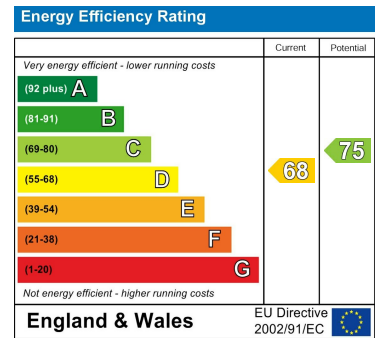
Floorplan

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



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