



# BROOK GAMBLE



**47 Wordsworth Drive, Eastbourne, BN23 7SW**

**Offers In Excess Of £149,950**

Brook Gamble are delighted to offer to the market this well presented one bedroom ground floor garden flat. Offered chain free, the property benefits from a modern fitted kitchen and bathroom and also offers double glazing, gas central heating, an allocated parking space and a private, secluded rear garden. An early appointment to view is highly recommended. Chain free.

Private uPVC double glazed front door to:

### **Entrance Hall**

Storage cupboard. Radiator. Wood effect flooring.

### **Lounge 11'2" x 9'8" (3.40m x 2.95m)**

Radiator. Wood effect flooring. uPVC double glazed window overlooking rear garden. uPVC double glazed window to side.

### **Kitchen 9'7" x 6'4" (2.92m x 1.93m)**

One and a half bowl single drainer stainless steel sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Built-in electric cooker and hob with cooker hood above. Space and plumbing for washing machine. Space for fridge freezer. Wall units. Wall mounted gas boiler. Part tiling to walls. Wood effect flooring. uPVC double glazed window to front.

### **Bedroom 1 11'2" x 7'9" (3.40m x 2.36m)**

Built-in wardrobe. Radiator. Wood effect flooring. uPVC double glazed window overlooking rear garden.

### **Bathroom 6'3" x 5'6" (1.91m x 1.68m)**

Panelled bath with wall mounted shower over and glazed shower screen. Wash basin with mixer tap and vanity cupboard below. Low level WC. heated towel rail. Fully tiled walls. Wood effect flooring. uPVC double glazed window to front.

### **Outside**

The property benefits from an private and enclosed rear garden with boundary fencing and access from the side. The garden is laid mainly to lawn with a variety of flowers and shrubs to borders.

There is an allocated parking space and additional visitor parking.

### **Other Information**

The Vendor has advised us of the following information:

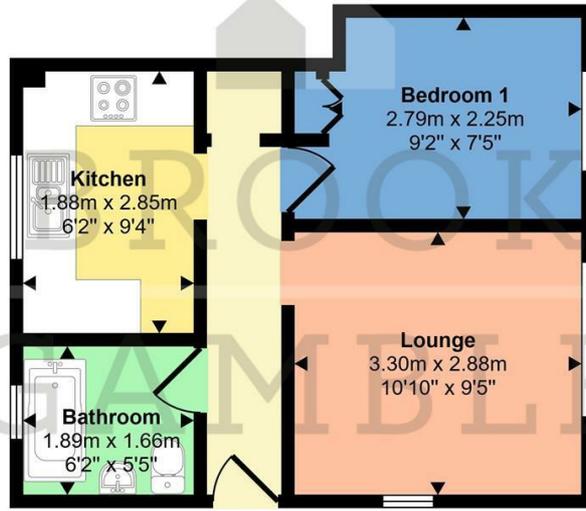
Lease: 125 years from June 2016

Service charge: £300 per annum, paid on 1st May

Council Tax Band: A

# Floor Plan

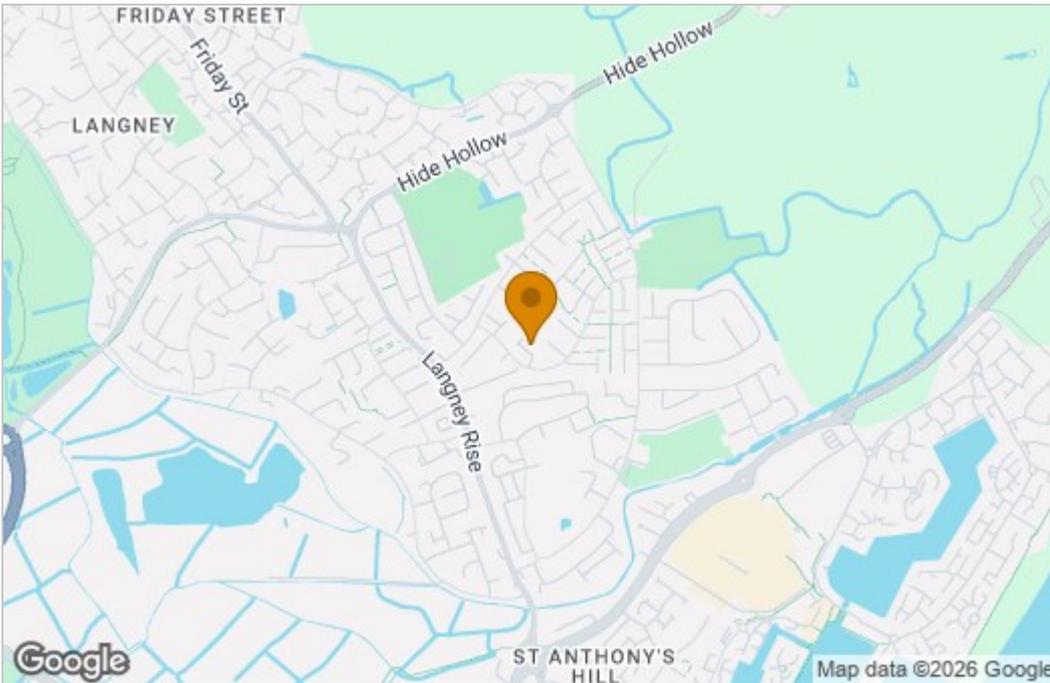
Approx Gross Internal Area  
31 sq m / 331 sq ft



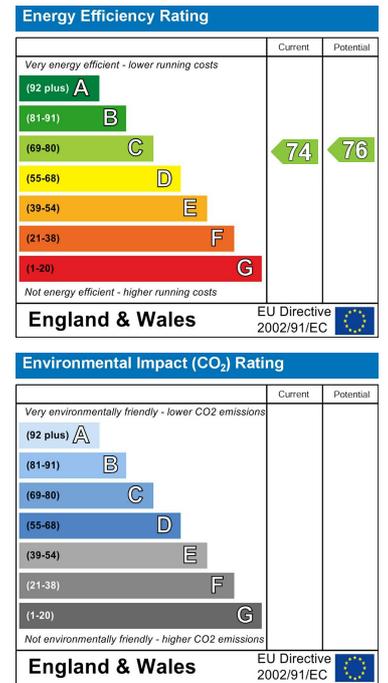
Floorplan

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



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.