



BROOK GAMBLE



81A Snowdon Close, Eastbourne, BN23 8HW

£149,950

Welcome to this charming one-bedroom first-floor apartment located on Snowdon Close in the delightful town of Eastbourne. This purpose-built residence offers a perfect blend of comfort and convenience, making it an ideal choice for a variety of buyers, whether you are a first-time homeowner, or investor, or seeking a low-maintenance retreat. As you enter the apartment, you will appreciate the modern features that enhance its appeal. The property boasts a brand new 125-year lease, ensuring peace of mind for years to come. The installation of a brand new fire door and double glazing not only adds to the safety and security of the home but also contributes to energy efficiency, keeping your living space warm and inviting. The layout includes a well-proportioned reception room that provides a versatile area for relaxation and entertaining. The bedroom is a comfortable space, with built in wardrobes. One of the standout features of this apartment is the allocated car parking space, a valuable asset in this sought-after area. The property is chain-free and vacant, allowing for a smooth and swift transition for the new owner. Pets are allowed with written consent.

Accommodation Comprising

Communal entrance
Security entry phone.

Communal hallway with stairs rising to 1st floor landing

Main entrance door

Hallway

Cupboard housing hot water cylinder with shelving, Nights storage electric heater, further storage cupboard, coving to ceiling, security entry phone handset, BT plug socket.

Lounge

With wall mounted night storage heater, television aerial point, coving to ceiling, brand-new double glazed windows to front aspect in a square bay.

Open Plan kitchen

Fitted in a range of wall and floor cupboards and base units with a 1 1/2 bowl sink unit and mixer tap, tiled splashback, complementary worksurface, space for electric cooker, space and plumbing for washing machine. Tiled flooring. Newly installed double-glazed window to side aspect, space for upright fridge freezer.

Bedroom

With wall mounted electric heater, built-in double wardrobe. Coving to ceiling newly installed double-glazed window to front aspect.

Bathroom

Comprising coloured suite, bath, with wall mounted electric shower above, wash hand basin, low-level WC, extractor fan unit, wall mounted electric heater.

We are advised by the seller of the following information.

Lease – Brand New 125 Year Lease

Maintenance - £1260 per annum

Ground rent - £80 per annum

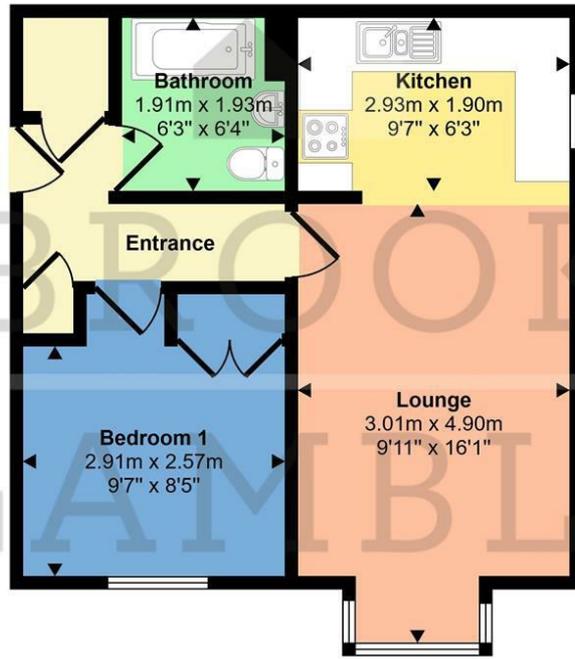
Council tax band - A

Pets

Pets are allowed with written consent from the managing agents.

Floor Plan

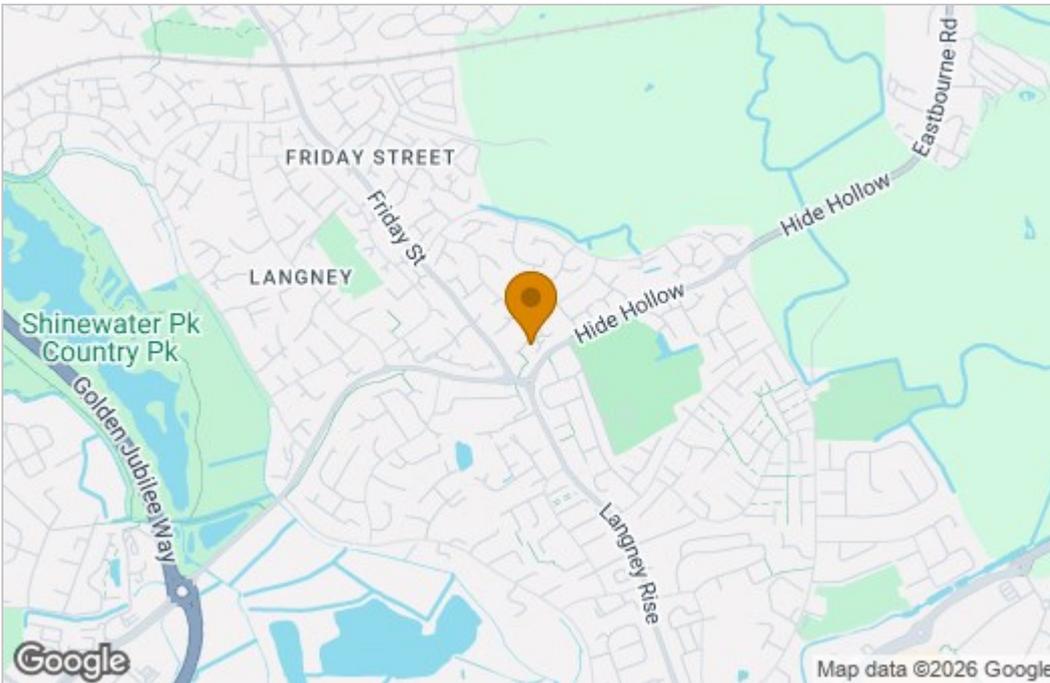
Approx Gross Internal Area
39 sq m / 418 sq ft



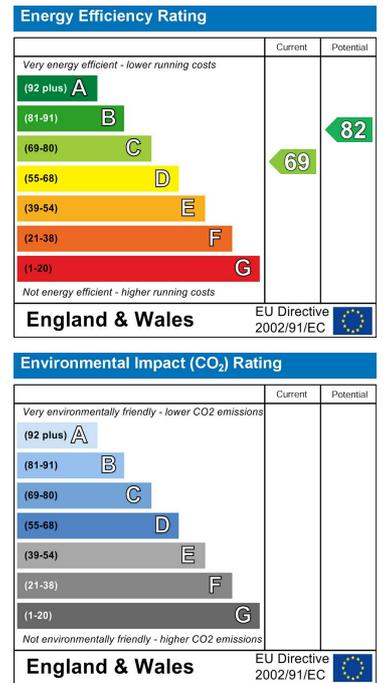
Floorplan

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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