



# BROOK GAMBLE



**Flat 2, 1 Elms Avenue, Eastbourne, BN21 3DN**

**£185,000**

Brook Gamble are delighted to be offering in the charming area of Elms Avenue, Eastbourne, this delightful first-floor apartment offers a perfect blend of comfort and coastal living. With two well-proportioned bedrooms and a spacious lounge, this property is ideal for those seeking a serene retreat by the sea. The apartment is a conversion, which adds character and charm, and it is presented to the market chain free and vacant, allowing for a smooth transition for the new owner. One of the standout features of this home is the sun balcony, where you can enjoy stunning sea views and bask in the warm sunshine, making it a perfect spot for relaxation or entertaining guests. Additionally, the property benefits from an allocated car parking space, a valuable asset in this desirable location. Situated just off the Eastbourne seafront, residents can easily access the beach and enjoy the vibrant coastal lifestyle that this area has to offer. Call us to arrange a viewing appointment.

## **Accommodation Comprising**

Communal entrance door  
Security entry phone

Communal hallway  
Stairs rising to 1st floor  
Main entrance door

Hallway  
Coving to ceiling, radiator, security entry phone handset.

Lounge  
Two radiators, picture rail, coving to ceiling, feature fire surround with hearth. Bay window to front aspect enjoying sea views and views towards the pier. French doors leading onto sun balcony.

Kitchen  
Fitted in a range of wall and floor cupboards and base units, single bowl sink, complementary works surface, space for electric cooker, space and plumbing for washing machine, space for undercounter appliance, radiator, wall mounted gas central heating boiler, window to side aspect

Bathroom  
Comprising coloured suite, bath with shower attachment and mixer taps, low-level WC, wash hand basin, extractor fan unit, wall light point, radiator window to side aspect

Bedroom one  
Radiator, coving to ceiling. Bay window to rear aspect.

Bedroom two  
Radiator, coving to ceiling, window to rear aspect

The seller has advised us of the following information, it is our advice that you should you agree to buy the apartment then this information is confirmed at the earliest opportunity by your chosen legal professional.

The property benefits from an allocated parking space located to the rear of the property.

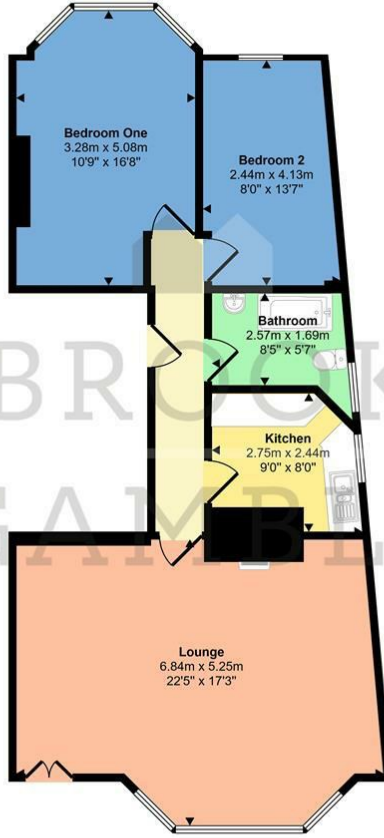
Lease - To include a share in the freehold, the remainder of a 999 year lease, with approximately 969 years left.

Maintenance - £800.00 per annum.

Ground rent - £0.0 per annum

# Floor Plan

Approx Gross Internal Area  
74 sq m / 799 sq ft



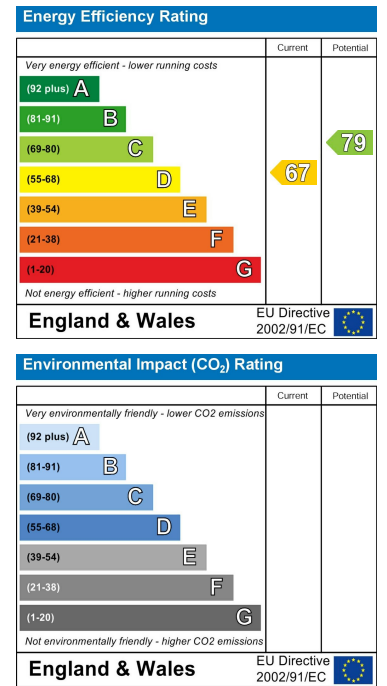
Floorplan

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.