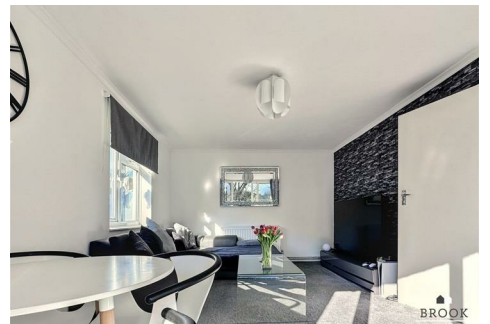




# BROOK GAMBLE



**Flat 6 Buckingham Court Rockhurst Drive, Eastbourne, BN20 8UW**

**£154,950**

Brook Gamble are offer to the market this bright and well presented 2 bedroom first floor purpose built apartment in the much sought after Old Town Area of Eastbourne. The flat boasts a sun balcony and further benefits from gas central heating and uPVC double glazing. The property is well located for access to popular local schools and nearby shops. Viewing is considered essential. Sole Agents.

**Entrance Hall**

Communal front door with entryphone system, opening into Communal Hallway. Stairs up to First Floor landing. Private front door into Entrance Hall; with radiator, entryphone handset, digital wall mounted thermostat.

**Lounge 11'1 x 9'11 (3.38m x 3.02m)**

Radiator, UPVC double glazed window to side, UPVC double glazed sliding patio door and window opening onto Sun Balcony, which enjoys views over the communal gardens.

**Kitchen 6'11 x 9'11 (2.11m x 3.02m)**

Single drainer sink unit with cupboard below. Further range of drawers and base units with working surfaces over, space for gas or electric oven, space and plumbing for washing machine, space for fridge freezer, wall mounted gas boiler, part tiling to walls, UPVC double glazed window to rear.

**Bedroom 1 13'9 x 9'4 (4.19m x 2.84m)**

Radiator, two wardrobe cupboards, two UPVC double glazed windows two front.

**Bedroom 2 7'4 x 9'4 (2.24m x 2.84m)**

Radiator, UPVC double glazed window to front.

**Bathroom**

Suite of panelled bath with mixer taps and shower attachment, low flush WC, pedestal wash basin, radiator, part tiling to walls, mirror fronted vanity cupboard, frosted UPVC double glazed window.

**Outside**

There are communal gardens to the front and rear of the property.

**Other Information**

The vendor advises:

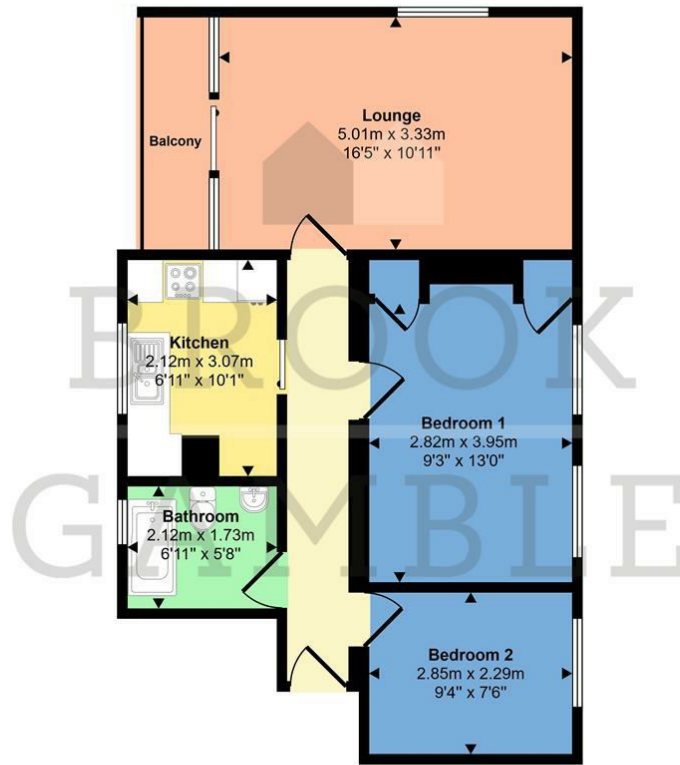
Lease: There are approximately 96 years remaining on the lease.

Ground Rent: £10pa

Maintenance: £1194pa

# Floor Plan

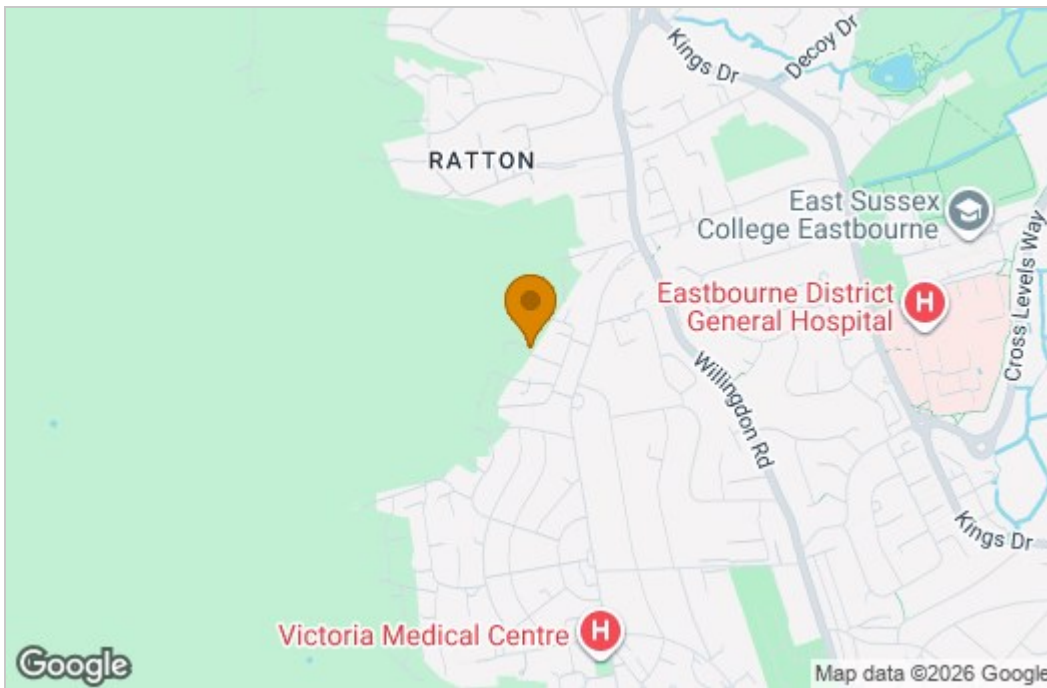
Approx Gross Internal Area  
56 sq m / 599 sq ft



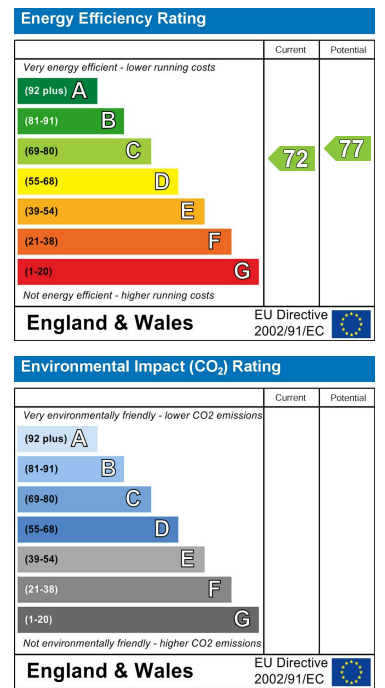
Floorplan

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.