



# BROOK GAMBLE



## **Ground Floor Flat, 108 Willingdon Road, Eastbourne, BN21 1TW**

**£199,500**

Brook Gamble offer to the market this good sized one bedroom ground floor apartment in the popular Old Town area of Eastbourne. Boasting a private garden to the front of the property, the flat is offered to the market chain free and being sold with a share of the freehold. The flat enjoys good sized split-level accommodation and benefits from gas central heating and uPVC double glazing. Well located close to Eastbourne District General Hospital and popular local schools, bus stops are close by with services into Eastbourne Town Centre and surrounds. Viewing is considered essential. Sole Agents.

**Entrance Lobby 8'8 x 5'11 (2.64m x 1.80m)**

Glazed front door with glazed side screens, opening into Entrance Lobby.

**Entrance Hall**

Glazed inner door opening into split-level Entrance Hall; with radiator, wood flooring, storage cupboard, frosted UPVC double glazed door to side.

**Lounge 16'2 into bay x 13' (4.93m into bay x 3.96m)**

Radiator, wooden floor, extractor fan unit, UPVC double glazed bay window to front.

**Bedroom 12'3 x 12'11 (3.73m x 3.94m)**

Radiator, UPVC double glazed window to rear.

**Kitchen 10'8 x 10'3 (3.25m x 3.12m)**

Single drainer sink unit with mixer taps and cupboards below. Further range of base units with working surfaces over incorporating four ring ceramic hob with cooker hood above and electric oven below. Space and plumbing for dishwasher, space for fridge freezer, cupboard housing wall mounted gas boiler. Wall units, part tiling to walls, tiled floor, UPVC double glazed window to side.

**Bathroom**

Bath with mixer taps, handheld telephone style shower attachment, wall mounted shower unit with rainfall showerhead, and glazed screen. Wash basin inset into vanity unit with cupboard below, low flush WC, heated towel rail, radiator, tiled floor, part tiling to walls, extractor fan, frosted UPVC double glazed window to side.

**Outside**

There is a private garden to the front of the property, laid to lawn and enclosed by fencing and walls and with gated access.

**Other Information**

Our vendor has advised of the following:

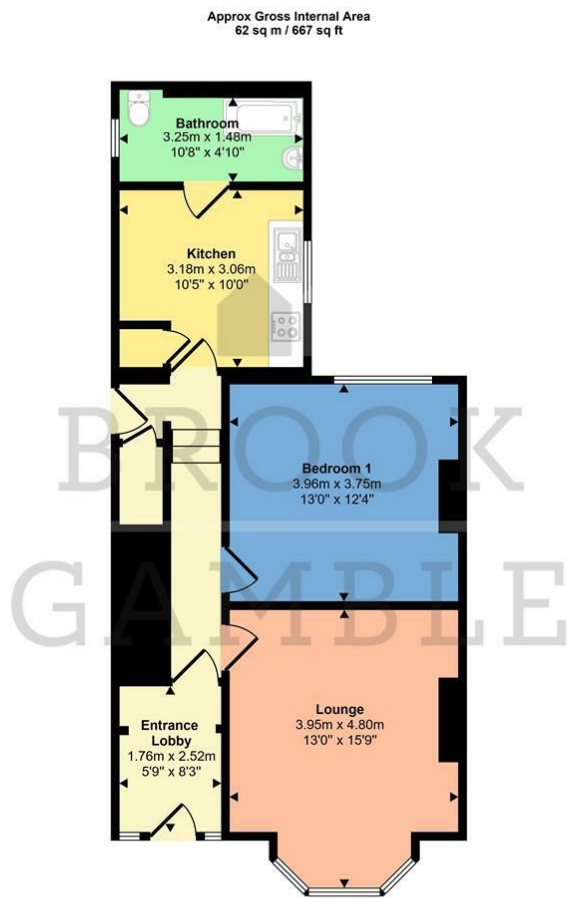
The property is being sold with a share of the freehold.

Maintenance is split between the 2 flats on an "as and when" basis.

There are approximately 76 years remaining on the lease.



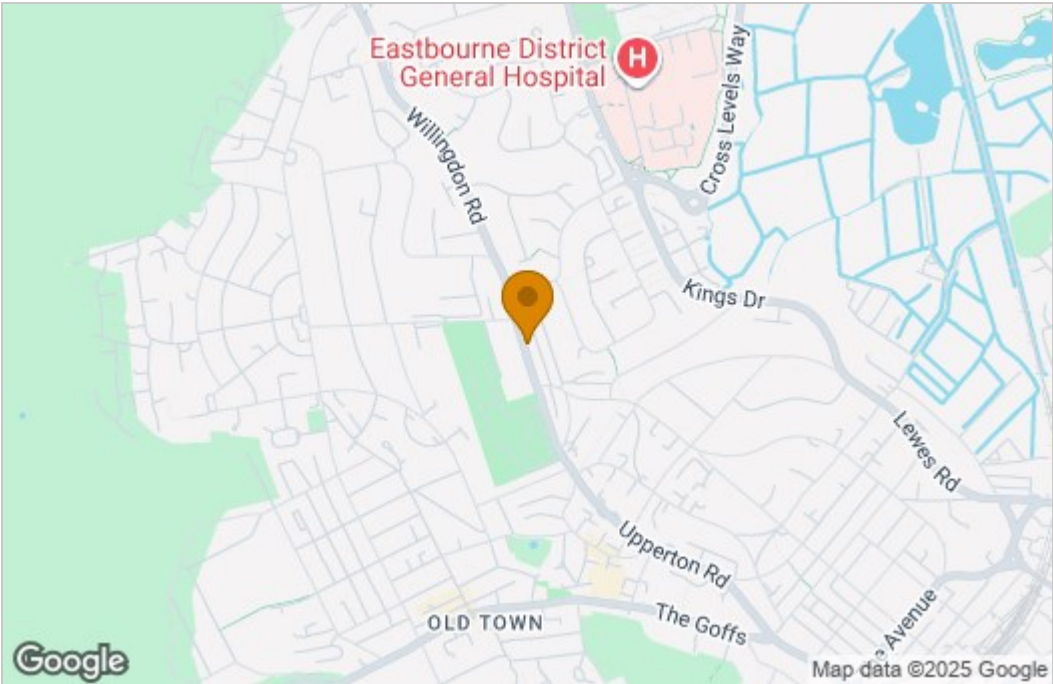
Floor Plan



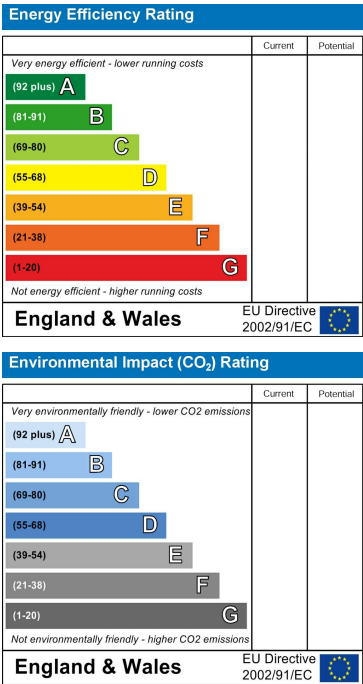
Floorplan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.