



# BROOK GAMBLE



**60 Susans Road  
, Eastbourne, BN21 3TG**

**INVESTMENT OPPORTUNITY.** Brook Gamble offer to the market this investment opportunity comprising a shop to the ground floor and four self contained flats above. The property is currently fully let and we are advised the current annual income when fully let is £38,400pa. The property is well located within Eastbourne Town Centre with it's mainline railway station, Beacon Shopping Centre and is also within a short distance of Eastbourne Seafrot.

**£369,950**

60 Susans Road  
, Eastbourne, BN21 3TG



- INVESTMENT OPPORTUNITY
- VENDOR ADVISES INCOME IS £38,400PA WHEN FULLY LET
- Shop premises and 4 self contained flats above.
- Courtyard Garden.
- Close Town Centre
- Close Railway Station
- Chain Free.

Shop	Kitchen
22,8 x 13'6 (6.71m,2.44m x 4.11m)	13'3 x 8'8 (4.04m x 2.64m)
Communal Flat Entrances	Bedroom
Flat 1	10'9 x10'6 (3.28m x3.20m)
Lounge	Shower Room
11'11 x 9'7 (3.63m x 2.92m)	Flat 3
Kitchen	Lounge/Kitchen
14'5 x 7' (4.39m x 2.13m)	17'6 x 8'2 (5.33m x 2.49m)
Bedroom	Bedroom
13' x 9'7 (3.96m x 2.92m)	11'3 x 9'4 (3.43m x 2.84m)
Flat 2	Studio Flat
Lounge	
12'6 x 6'11 (3.81m x 2.11m)	



## Directions



## Floor Plan

Approx Gross Internal Area  
175 sq m / 1886 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	