



BROOK GAMBLE



Flat 4 79 Enys Road, Eastbourne, BN21 2DX

£155,000

Nestled in the sought-after Upperton area of Eastbourne, this charming one-bedroom top floor apartment at Enys Road presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a spacious layout, making it feel inviting and comfortable. As you enter, you will find a well-proportioned reception room that offers a perfect space for relaxation or entertaining guests. The bedroom is generously sized, providing a peaceful retreat at the end of the day. The apartment also features a modern bathroom, ensuring convenience and comfort for everyday living. This delightful residence benefits from double glazing, which not only enhances energy efficiency but also contributes to a quiet and serene atmosphere. The gas central heating system ensures warmth during the cooler months, making this apartment a cosy haven throughout the year. Being chain-free and vacant, this property is ready for immediate occupation, allowing you to move in without delay. The property is in easy reach of the Town centre, and the mainline railway station.

Accommodation Comprising

Main front door
Security entry phone

Communal hallway
Stairs rising to 1st floor landing
Main entrance door

Hallway
Stairs rising to top floor, double glazed window to rear aspect, radiator, hatch to loft, security entry phone handset, cupboard housing hot water cylinder, wall mounted heating thermostat.

Lounge
Radiator x 2, feature fire surround, picture rail, double glazed window to rear aspect.

Bedroom
Radiator, picture rail. Double glazed windows to front aspect.

Kitchen
Fitted in a range of wall and floor cupboards and base units, single bowl, sink unit and mixer tap, complementary work surface, tiled splashback, wall mounted glowworm gas central heating boiler, space for gas cooker with extractor hood above, space and plumbing for washing machine, space for further under counter appliance, space for upright fridge freezer, hatch to loft. Double glazed window to side aspect.

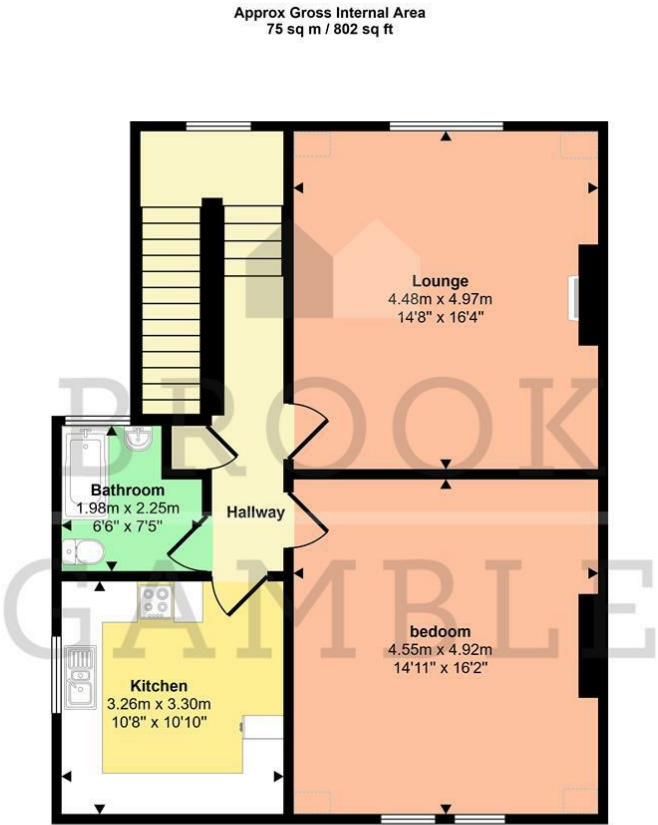
Bathroom
Comprising white suite, bath with telephone style mixer taps and shower attachment, wall mounted Mira electric shower, low-level WC, wash handbasin, double glaze window to rear aspect. Radiator.

Lease and Maintenance information

The seller advises us of the following information.

Lease The lease to include a share in the freehold is 999 from 2017
Maintenance - £3,000 per annum
Ground rent - Not applicable
Council tax

Floor Plan



Floorplan

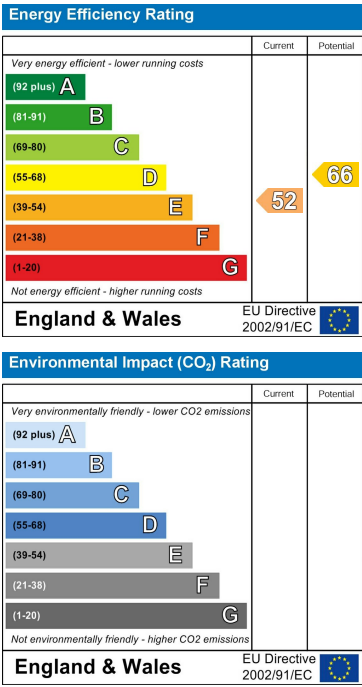
Denotes head height below 1.5m

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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