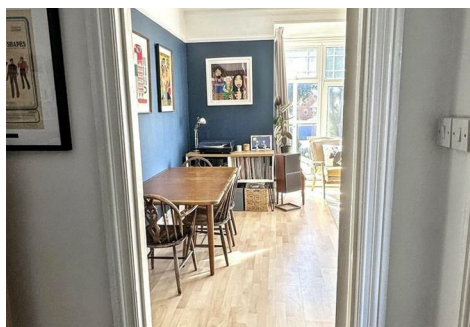
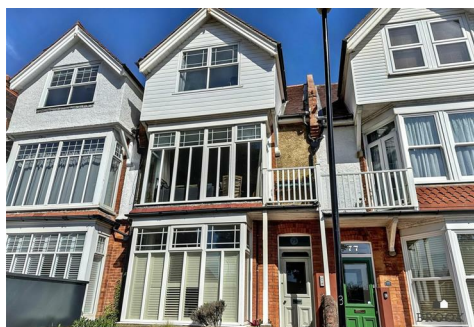




BROOK GAMBLE



Flat 2,75 Vicarage Road, Eastbourne, BN20 8AH

£305,000

Brook Gamble are delighted to offer to the market this well presented, substantial converted maisonette in the much sought after old Town area of Eastbourne. This first and second floor maisonette offers good sized accommodation, with the generously proportioned bedrooms being complimented by the lovely Lounge/Dining Room and Kitchen. Being located close to Gildredge House School and Gildredge Park, further benefits include gas central heating and uPVC double glazing. Being sold with a share of the freehold, viewing is considered essential. Sole Agents.

Entrance

Communal front door opening into Communal Entrance Hall; Private front door into Entrance Hall.

Split-Level Landing

Staircase to first floor Split-Level Landing; entryphone handset, radiator.

Kitchen 13'2 x 10'6 (4.01m x 3.20m)

Single drainer one and a half bowl sink unit with mixer taps and cupboards below. Further range of drawers and base units with working surfaces over incorporating five ring gas hob with cooker above, built-in electric oven and microwave, space and plumbing for washing machine, integrated dishwasher. Range of matching wall units, cupboard housing wall mounted gas boiler, integrated fridge and freezer, part tiling to walls, breakfast bar, wood effect flooring, UPVC double glazed window to rear, frosted glazed porthole window to side, frosted UPVC double glazed door, external fire escape.

Bathroom

Bath with mixer taps and handheld shower attachment. Radiator, tiled floor, part-tiling to walls, wash basin with vanity unit below, frosted UPVC double glazed window to side.

Cloakroom

Low flush WC, tiled floor, frosted UPVC double glazed window to side.

Lounge 16'9 x 15'6 (5.11m x 4.72m)

Feature fireplace, built-in storage cupboard with built-in shelving above, picture rail, laminate wood effect flooring, double radiator, UPVC double glazed window to front with UPVC double door opening onto balcony.

Bedroom 2 12'1 x 10'5 (3.68m x 3.18m)

Radiator, picture rail, UPVC double glazed window to rear.

Second Floor Landing

Stairs rising from Entrance Landing to Second Floor Landing; storage cupboard, UPVC double glazed window to side.

Bedroom 1 16'2 x 14'10 (4.93m x 4.52m)

Double radiator, built in wardrobe cupboard. Eaves storage cupboard, pedestal wash basin with tiled splashback, UPVC double glazed window to front with Sea glimpses and Downland views.

Bedroom 3 11' x 10'7 (3.35m x 3.23m)

Feature fireplace, double radiator, UPVC double glazed window to rear.

Other Information

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

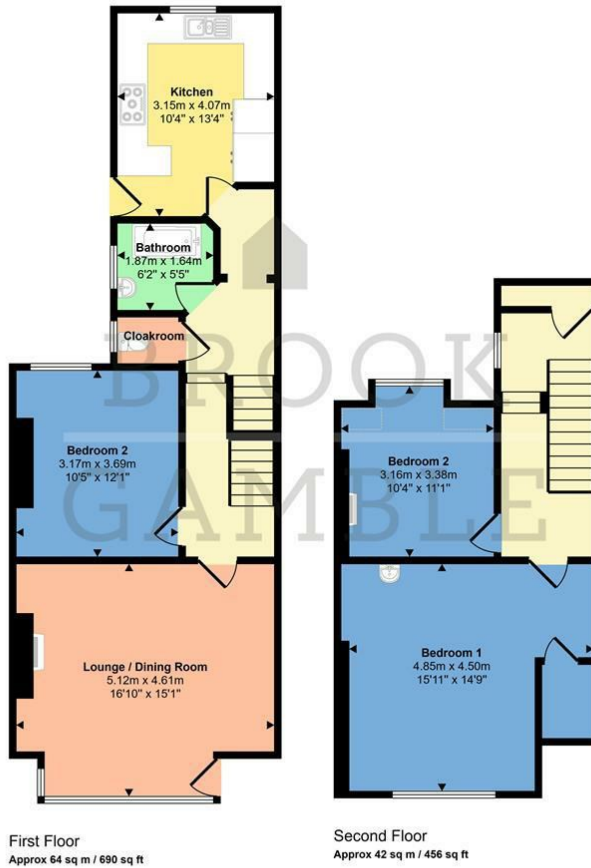
Lease: 189 years from 1998

Ground Rent: Not applicable

Maintenance: 5/8's of outgoings on an as an when basis

Floor Plan

Approx Gross Internal Area
106 sq m / 1146 sq ft

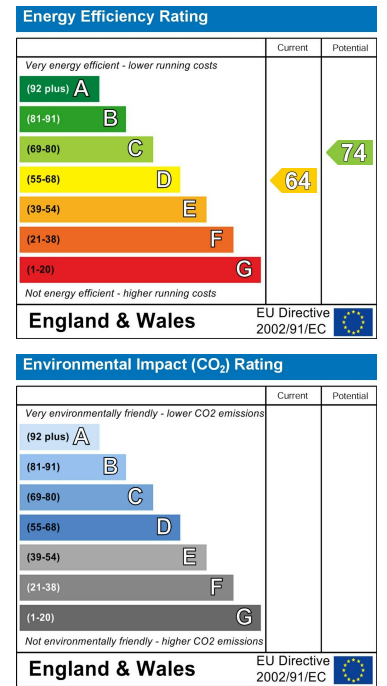


Denotes head height below 1.5m
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.