



# TOWN FLATS



01323 416600

Leasehold



3 Bedroom



1 Reception



2 Bathroom

## £250,000



## Flat 2, 12 Gore Park Road, Eastbourne, BN21 1TQ

A beautifully presented and unique 3 bedroom split level apartment enviably situated in the Old Town within easy walking distance of Motcombe Village. Being sold CHAIN FREE the flat provides spacious and versatile accommodation comprising of a first floor refitted kitchen, bathroom, cloakroom, a stunning bay windowed lounge/dining room and double bedroom. The second floor has 2 further double bedrooms and an en-suite shower room/WC off the master bedroom. Further benefits include double glazing and gas central heating. An internal inspection is considered essential to appreciate the character and accommodation on offer.

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Eastbourne, BN21 1TQ

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## Main Features

- Beautifully Presented & Unique 3 Bedroom Split Level Apartment
- Enviably Located In The Sought After Old Town
- Spacious & Versatile Accommodation Across Two Floors
- Stunning Bay Windowed Lounge/Dining Room Full Of Character
- First Floor Features A Refitted Modern Kitchen, Stylish Bathroom & Separate Cloakroom
- 3 Well Proportioned Double Bedrooms
- Master Bedroom With En-Suite Shower Room/WC
- Double Glazing & Gas Central Heating
- Within Easy Walking Distance Of Motcombe Village
- Being Sold Chain Free

### Entrance

Communal entrance with private ground floor entrance door to -

### Lobby

With resin floor. Stairs to -

### First Floor Landing

Radiator. Part panelled walls with LED lighting. Wood effect flooring. Stairs to second floor.

### Bay Windowed Lounge/Dining Room

17'8 x 13'7 (5.38m x 4.14m )

Stunning room with double glazed bay window. Further double glazed window. Corniced ceiling. Wood effect flooring.

### Fitted Kitchen

9'11 x 9'9 (3.02m x 2.97m )

Range of fitted high gloss wall and base units. Solid wood worktop with inset single drainer sink unit and extendable mixer tap. Built-in gas hob with stainless steel extractor cooker hood. Built-in eye level double oven. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Wood effect flooring. Part tiled walls. Larder cupboard. Cupboard housing gas boiler. Double glazed window.

### Bedroom 2

11'1 x 11'1 (3.38m x 3.38m )

Radiator. Double glazed window to rear aspect.

### Modern Bathroom

Modern suite comprising panelled bath with shower over and shower screen, Pedestal wash hand basin with mixer tap. Tiled walls. Radiator. Frosted double glazed window.

### Cloakroom

Low level WC. Wood effect flooring. Frosted double glazed window.

### Stairs From First To Second Floor Landing:

Panelled walls.

### Bedroom 1

13'9 x 10'0 (4.19m x 3.05m )

Radiator. Built-in wardrobe. Double glazed window to front aspect. Door to -

### En-Suite Shower Room/WC

Suite comprising shower cubicle with waterfall shower head. Low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under. Inset spotlights. Extractor fan. Heated towel rail.

### Bedroom 3

10'1 x 9'9 (3.07m x 2.97m )

Radiator. Inset spotlights. Door to eaves cupboard. Double glazed window.

EPC = D

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: £100 per annum**

**Maintenance: 50% of costs as & when required**

**Lease: 99 years from 2011. We have been advised of the lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.