



BROOK GAMBLE



Berkeley House 26-28 Gildredge Road, Eastbourne, BN21 4SA

£167,500

Brook Gamble offer to the market this 1 bedroom 4th (top) floor apartment in Eastbourne Town Centre. The property benefits from wonderful panoramic views across rooftops toward The South Downs. The flat enjoys an open plan Lounge/Kitchen whilst the Bedroom benefits from fitted wardrobes. Further benefits include electric heating and uPVC double glazing as well as an allocated parking space. The Town Centre location provides easy access to Eastbournes' shops, seafront, railway station, restaurants and theatres. Being sold chain free, viewing is considered essential. Sole agents.

Communal Entrance

Steps up to Communal Entrance Door with video entry phone system. Stairs or lift to 4th (top) floor.

Private Entrance

Private front door to Entrance Hall; with wood effect flooring, electric panel heater.

Lounge 12' x 8'5 (3.66m x 2.57m)

Electric panel heater, laminate wood effect flooring, UPVC double glazed window to front enjoying stunning far reaching panoramic views across rooftops to The South Downs. Open plan to Kitchen.

Kitchen 6'2 x 9'5 (1.88m x 2.87m)

Single drainer sink unit with mixer tap and cupboard below. Further range of drawers and base units working services over incorporating four ring ceramic hob with cooker hood above and electric oven below. Integrated dishwasher, integrated washing machine, integrated fridge, laminate wood effect flooring, wall units.

Bedroom 14'1 x 10'9 (4.29m x 3.28m)

Measurements include range of fitted wardrobe cupboards, electric panel heater, storage cupboard housing water cylinder, uPVC double glazed window to front with stunning far reaching panoramic views across the rooftops towards The South Downs.

Bathroom

Suite comprising bath with mixer taps, handheld shower attachment, rainfall showerhead, glazed shower screen, low flush WC, wash basin with mixer taps and cupboard below, fitted mirror, inset ceiling spotlights, extractor fan, tiled walls, tiled floor, heated towel rail.

Allocated Parking Space

The flat benefits from an allocated parking space (number 30) which is accessed via the electric gate.

Other Information

The vendor advises the following information, though we have not seen a copy of the lease.

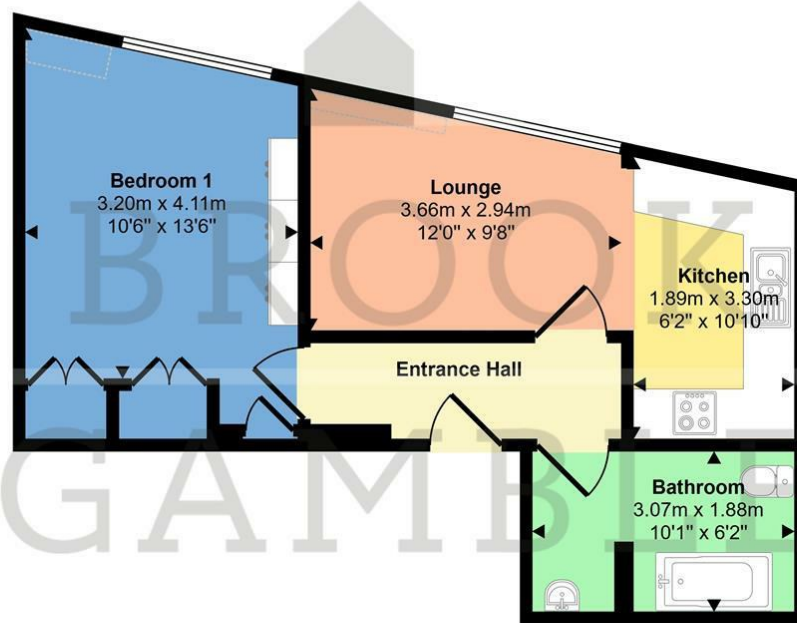
Lease: Approx 120 years remaining

Ground Rent: £250pa


Maintenance: £150pcm

Floor Plan

Approx Gross Internal Area
41 sq m / 442 sq ft



Floorplan

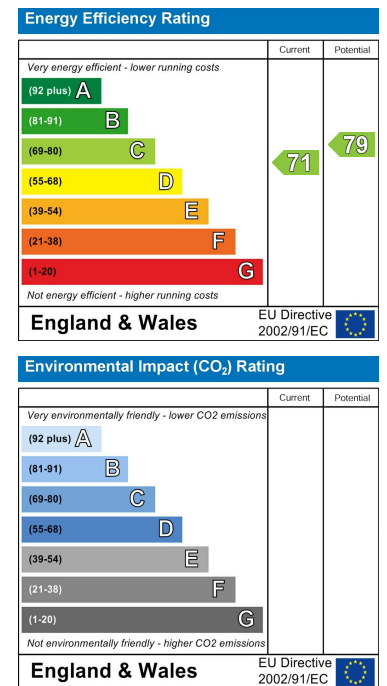
 Denotes head height below 1.5m

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



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.