



BROOK GAMBLE



Flat, 24 Church Street, Old Town, BN21 1HS

£189,950

Brook Gamble offer to the market this good sized two bedroom split-level maisonette in the much sought after Old Town area of Eastbourne. Benefitting from a private ground floor entrance, the property enjoys a good sized Lounge, along with the Kitchen and Shower Room on the first floor, with the 2 bedrooms being located on the top floor. The property boasts gas central heating and uPVC double glazing and is well located for local amenities including Waitrose, Gildredge Park and popular local schools for all age groups, whilst bus stops are nearby offering easy access in and out of Eastbourne and surrounds. Being offered to the market chain free, viewing is highly recommended. Sole Agents.

Entrance Hall

Double glazed front door into Private Entrance Hall; with radiator and stairs to the First Floor Landing.

Shower Room

Tiled shower cubicle, wall mounted shower unit, glazed screen, wash basin, inset into vanity unit with cupboards below. Low flush WC, radiator, fully tiled walls, extractor fan, inset ceiling spotlights, frosted uPVC double glazed window to rear.

Kitchen 13'2 x 8'5 (4.01m x 2.57m)

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 four ring gas hob with electric oven below and cooker hood above. Space and plumbing for washing machine, integrated fridge, integrated freezer, fireplace, radiator, uPVC double glazed windows to rear.

Lounge 14' x 13'11 (4.27m x 4.24m)

Fireplace with wooden surround and mantle, laminate wood effect flooring, radiator, uPVC double glazed windows to front.

Second Floor Landing

Turning staircase from First Floor Landing to Second Floor Landing; with built-in linen cupboard and further storage cupboards. UPVC double glazed window to rear.

Bedroom 1 14'7 x 14'1 (4.45m x 4.29m)

Built-in wardrobe cupboard, laminate wood effect flooring, radiator, uPVC double glazed windows to front.

Bedroom 2 12'5 x 8'7 (3.78m x 2.62m)

Radiator, feature fireplace, laminate wood effect flooring, uPVC double glazed window to rear.

Other Information

We are advised by our vendor of the following information, though we haven't seen a copy of the lease:

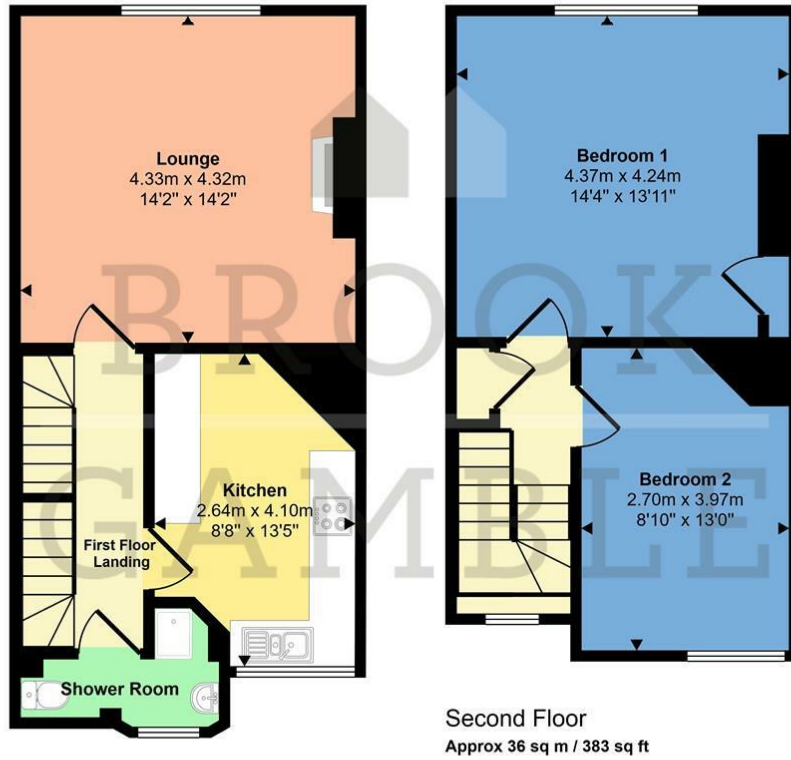
Lease: approx 104 years remaining

Ground Rent: £50pa

Maintenance: On an "as and when" basis

Floor Plan

Approx Gross Internal Area
75 sq m / 805 sq ft

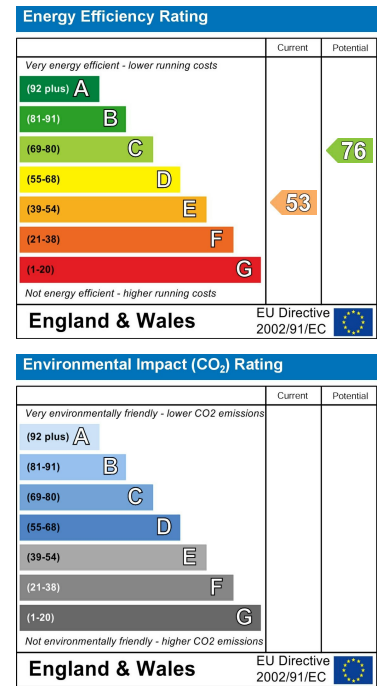


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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