



BROOK GAMBLE



Haystoun House 76 Church Street, Eastbourne, BN22 0HX

£164,950

Brook Gamble are delighted to be offering for sale, this delightful one bedroom ground floor apartment in this stunning detached building, with a historical past. The grade two listed building is set in picturesque grounds in Willingdon, with park like gardens. Having the added benefit of your own private front door, this apartment will suit a host of buyers. With a host of charm, this property is a must see for anyone wishing to move to a tranquil, serene setting. Gas centrally heated, chain free and vacant. Unfortunately pets are not allowed under the terms of the lease, viewing is by appointment with the sellers sole agents.

Accommodation Comprising

Own private front door

Hallway

Storage cupboard, wall mounted consumer unit, heating thermostat.

Kitchen

Fitted in a range of wall and floor cupboards and base units with a 1 1/2 bowl sink unit and mixer tap and a tiled splash back. complementary works surface, space for under counter appliances, fitted electric double oven with extractor above, window to side aspect.

Lounge

Two radiators, wall mounted gas central heating boiler, coving to ceiling, two windows overlooking delightful communal gardens.

Bedroom

Radiator, coving to ceiling, built-in wardrobe with hanging rail and cupboard above. Window to side aspect overlooking delightful communal gardens.

Bathroom

Comprising White suite, bath with mixer taps and wall mounted electric shower above with shower attachment and riser rail, part tiled walls, fitted mirror, low level WC, wash hand basin, radiator, extractor fan unit.

Outside

The most delightful park like communal gardens set in private grounds, communal courtyard, bike store, off-road parking for vehicles.

Lease – A recently extended lease offering 157 years.

Maintenance £767.50 per quarter

Ground rent £30 per annum

Council tax – Band A

Lease and Maintenance information

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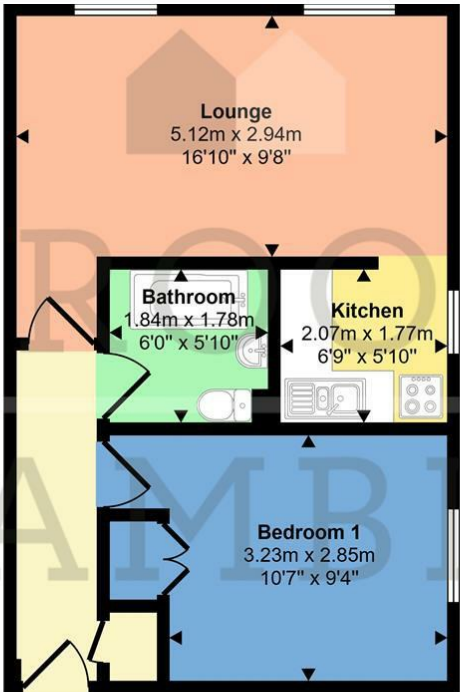
Maintenance £767.50 per quarter

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Council tax – Band A Wealden District Council

Floor Plan

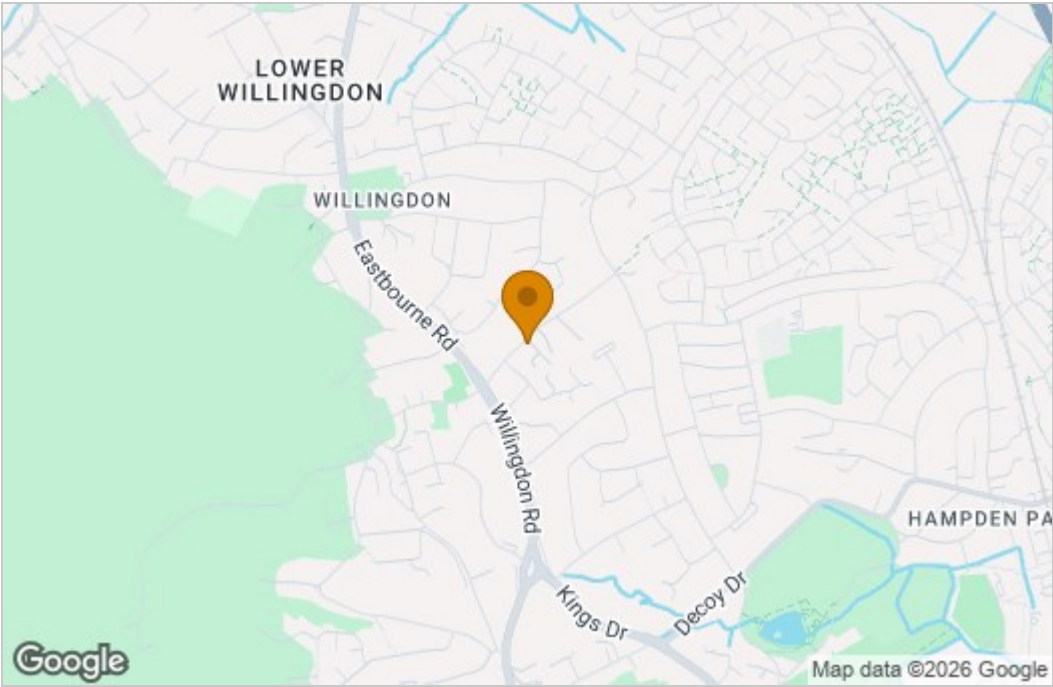
Approx Gross Internal Area
39 sq m / 425 sq ft



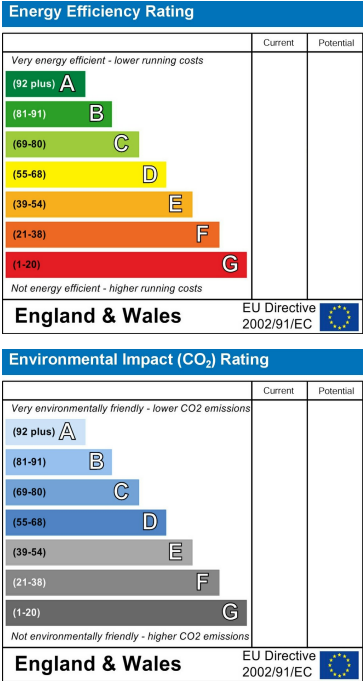
Floorplan

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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