



# BROOK GAMBLE



## Flat 2 Clifton House 9 Upper Avenue, Eastbourne, BN21 3UY

**£225,000**

Brook Gamble are delighted to offer in the much sought-after Upperton area of Eastbourne, this charming two-bedroom ground floor apartment offering a perfect blend of comfort and convenience. The property features a spacious reception room and a beautiful modern fitted kitchen that will be the delight of any culinary enthusiast. The apartment also boasts a well-appointed bathroom, ensuring all your needs are met. One of the standout features of this well presented property is the private veranda, which offers a lovely outdoor space to enjoy your morning coffee or unwind in the evening. Additionally, residents can take advantage of the delightful large communal gardens, perfect for leisurely strolls or social gatherings. The apartment benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year. For added convenience, there is an allocated parking space, a must see property!

## **Accommodation Comprising**

Security entry phone

Communal front door

Communal hallway – charming with period features.

Main entrance door

Hallway

Laminate wood floor flooring, radiator, security entry phone handset.

Lounge

With feature fire surround, with a fitted electric fire, storage shelving either side of chimney breast with cupboards above and fitted lighting, and cupboards beneath, laminate wood flooring, corniced ceiling, Picture rail, double glazed French doors leading onto Veranda.

Veranda

Tiled flooring, wooden balustrades, leading on to flower bed border.

Bathroom

Comprising a white suite with a p-shaped bath and mixer taps, wall mounted shower with rainfall showerhead and separate shower attachment, part tiled walls, wash hand basin, low-level WC, heated towel ladder, laminate wood flooring, original sash cord Windows with fitted extractor fan.

Bedroom two

Radiator, coving to ceiling, window to side aspect.

Kitchen

Fitting in a range of wall and floor cupboards and base units, Butler Sink unit and mixer tap, quartz works surfaces with matching splashback, fitted AEG five ring gas hob with extractor hood above and electric oven beneath, fitted dishwasher, space and plumbing for washing machine, space for large upright fridge freezer, recessed spotlighting, fitted shelving, cupboard concealing wall mounted “Worcester” gas central heating boiler. Oak wood flooring, coving to ceiling, double glazed window to rear overlooking the delightful communal garden, stable door leading onto communal garden.

Bedroom one

Radiator, laminate wood flooring coving to ceiling, picture rail.

Window overlooking delightful communal garden to the rear of the building.

Allocated parking space

Directly in front of veranda

Communal Garden

Shed on the left belongs specifically to Flat 2, greenhouse specifically belonging to flat 2, and

vegetable bed in front specifically belonging to flat 2. Large walled communal garden, with mature trees, plants, flower bed borders, and herb beds, but laid mainly to lawn, some communal furniture for residents enjoyment.

Under the maintenance, a gardener attends twice a month, residents are able to tend to the garden should they wish to.

The seller has advised us of the following information.

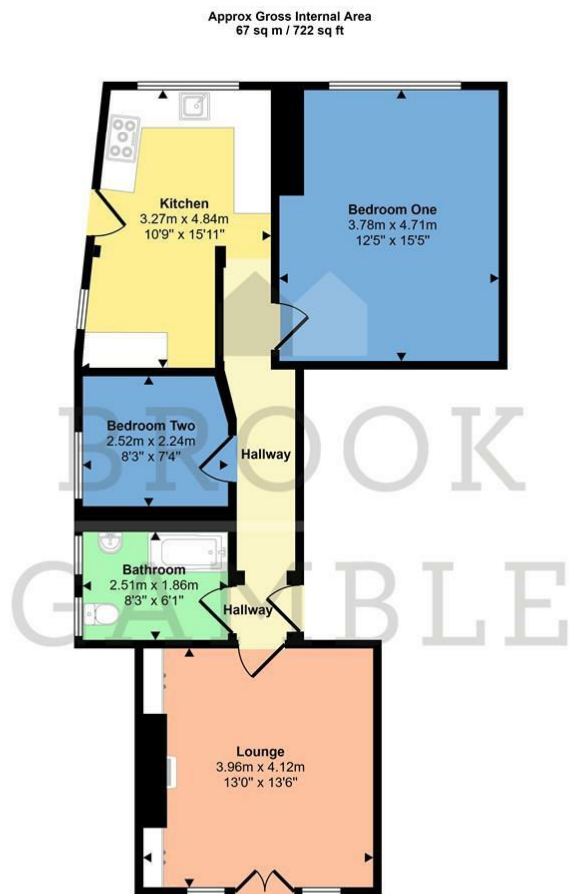
Lease – To include a share of the freehold and the remainder of a 999 years lease, with approx. 970 years left.

Maintenance - £2851.24 per annum for the billing year 2026

Ground rent - £0



Floor Plan



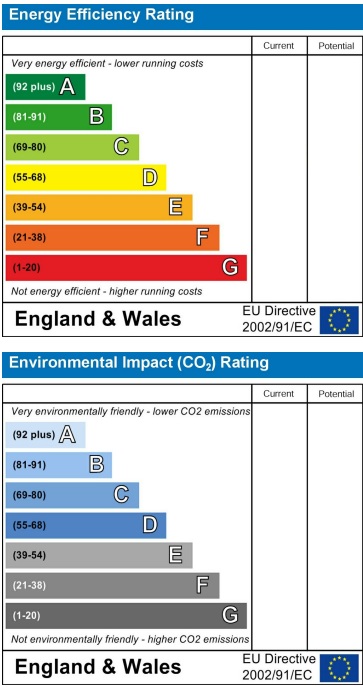
Floorplan

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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.