



BROOK GAMBLE



1A Albert Parade, Eastbourne, BN21 1SD

£199,950

Brook Gamble are delighted to offer to the market this well presented three bedroom second floor apartment on popular Albert Parade in Old Town. The property offers a modern kitchen with integrated appliances, luxury bathroom/shower room, gas central heating and uPVC double glazing. Being triple aspect, far reaching views to the South Downs, and across Old Town are enjoyed whilst there is also the benefit of a wonderful communal roof terrace. Ideally located for popular local schools and shops, and being sold chain free, viewing is highly recommended. Sole Agents.

Communal Entrance

External rear staircase to Communal Roof Terrace.
Communal front door to Communal Entrance Hall.
Private front door to:

Entrance Hall

Door to:

Utility Room/WC

Low Flush WC. Ceramic sink unit inset into work surface with cupboards below and matching range of wall mounted cupboards over. Integrated washing machine. Tiled floor. uPVC double glazed window to side.

First Floor Landing

Stairs from Entrance Hall to First Floor Landing.
Skylight allowing natural light.

Kitchen 16'3" x 9'2" max (4.95m x 2.79m max)

Sink unit inset into solid wood work surface. Soft close drawer and base units with matching range of wall mounted cupboards over. Integrated appliances include electric double oven, four ring gas hob with extractor hood over, dishwasher and fridge freezer. Walk-in storage cupboard housing wall mounted gas boiler. Window seats, with storage, to bay. Part tiling to walls. Inset ceiling spotlights. Tiled floor. uPVC double glazed windows with panoramic views of Old Town.

Lounge 14'8" x 12'5" (4.47m x 3.78m)

Radiators. Triple aspect with uPVC double glazed picture windows affording roofscape views over Old Town to the South Downs.

Bedroom 1 14'4" x 12'3" (4.37m x 3.73m)

Radiator. uPVC double glazed window to front.

Bedroom 2 11'7" x 10'5" (3.53m x 3.18m)

Radiator. uPVC double glazed window to front.

Bedroom 3 12'7" x 7'6" (3.84m x 2.29m)

Radiator. uPVC double glazed window to side.

Bathroom

Sunken bath, wash basin inset into storage and WC with concealed plumbing. Over-sized shower cubicle. Heated towel rail. Radiator. Inset ceiling downlighters. Frosted uPVC double glazed window to rear.

External

There is a spacious communal roof terrace to the rear, with glorious panoramic Old Town views.

Other Information

Council Tax Band B

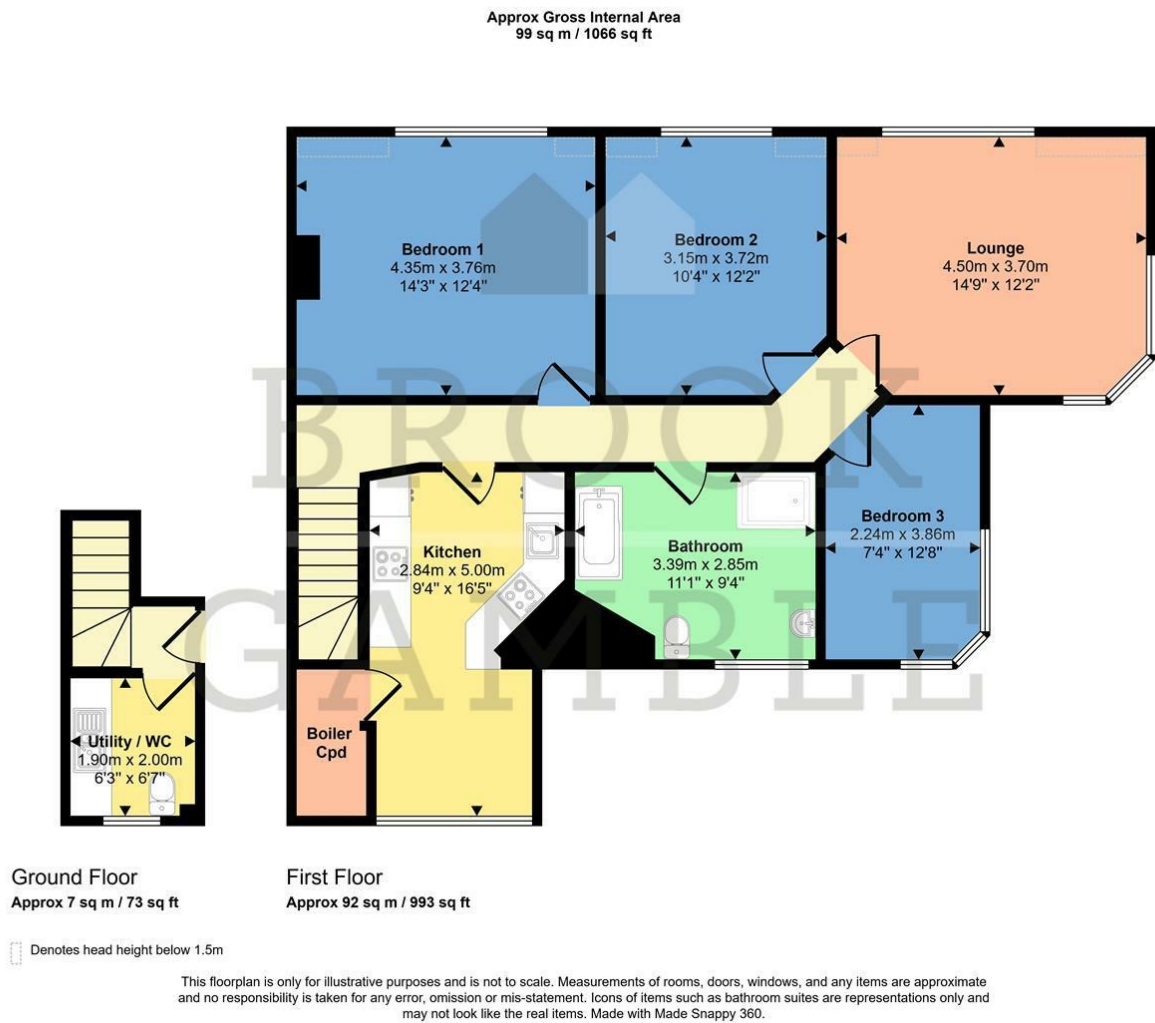
Lease: Approximately 79 years remaining

Ground rent: £150.00 per annum

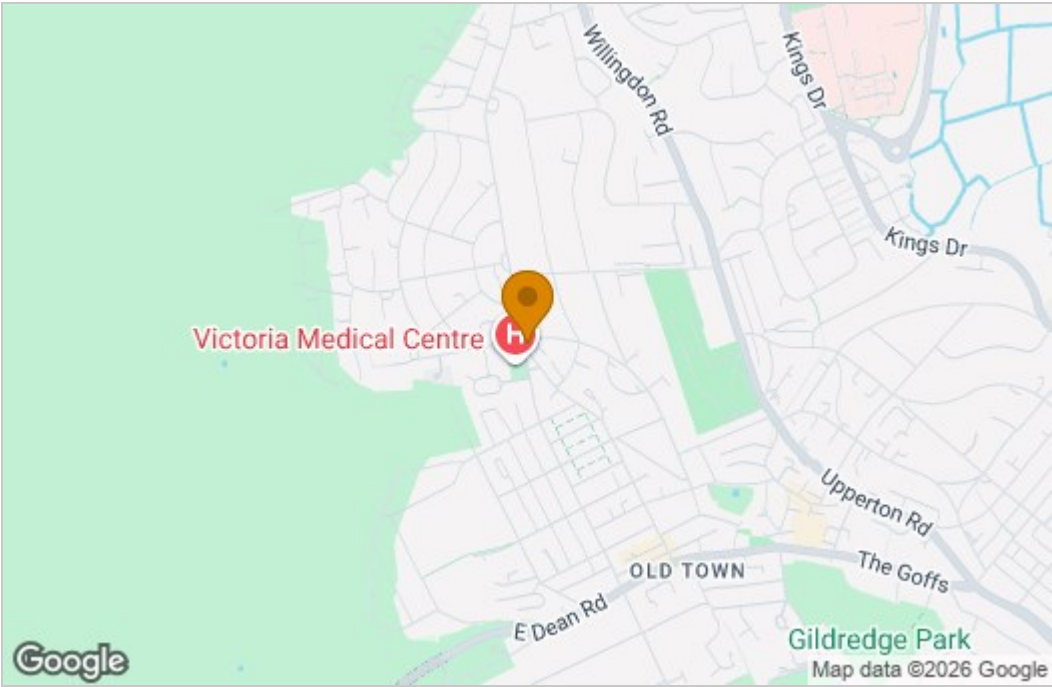
Management fees: £180.00 per annum + £100.00 for the communal areas. The service charge includes water charges.

The Vendor advises us of the following information, though we have not seen a copy of the lease:

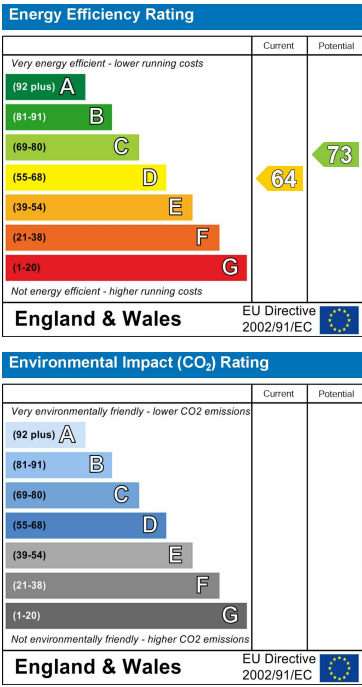
Floor Plan



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.