



BROOK GAMBLE



16 Old Orchard Road, Eastbourne, BN21 1DB

£134,950

Brook gamble are pleased to offer to the market this 1 bedroom 4th (top) floor purpose built apartment close to Eastbourne Town Centre. The apartment enjoys the benefit of a sun balcony from the Lounge and as such enjoys far reaching views toward The South Downs. There is an En-Suite bathroom from the Bedroom. Further benefits include gas central heating and uPVC as well as residents parking facilities. Being sold with a share of the freehold, the apartment is located within a short distance of Eastbourne Town Centre and Railway Station. Offered to the market chain free, viewing is considered essential. Sole Agents.

Communal Entrance

Communal front door to Communal Entrance Hall.
Stairs or lift to 4th floor landing.

Private Entrance Hall

Private front door to Entrance Hall; with radiator, entryphone handset, cloaks cupboard with shelving.

Lounge 16'1 x 9'11 (4.90m x 3.02m)

Radiator, wall mounted thermostat, UPVC double glazed sliding patio door to Sun Balcony with far reaching views towards The South Downs.

Kitchen 8'6 x 5'2 (2.59m x 1.57m)

Single drainer one and a half bowl sink unit with mixer tap and cupboards below. Further range of base units with working surfaces over incorporating flour ring ceramic hob with cooker hood above and electric oven below. Wall unit, part tiling to walls, space and plumbing for washing machine, further appliance space, wall mounted gas boiler, UPVC double window to rear.

Bedroom 9' x 8'5 (2.74m x 2.57m)

Double radiator, wardrobe cupboard with shelving, UPVC window, sliding door, to En-Suite Bathroom.

En-Suite Bathroom

Freestanding roll top clawfoot bath with mixer taps. Wall mounted shower unit with handheld shower attachment Wash basin, low flush WC, radiator, part tiling to walls, heater, frosted UPVC double glazed window to side, extractor fan.

Outside

There are communal gardens as well as residents parking facilities.

Other Information

Our vendor advises the following, though we haven't seen a copy of the lease:

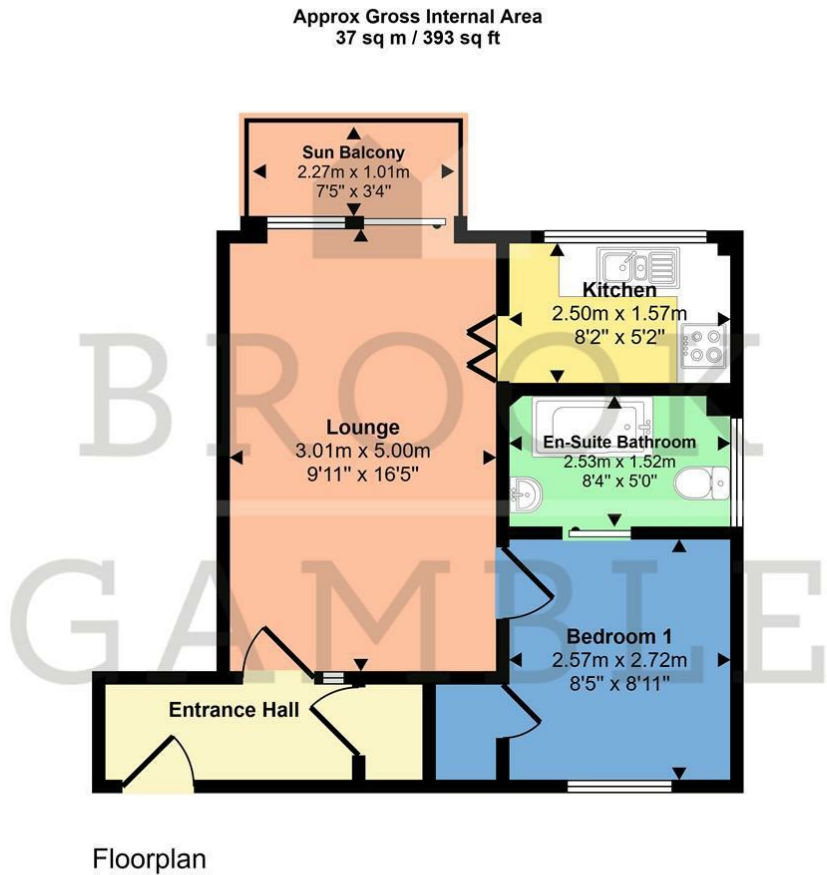
The property is being sold with a share of the freehold

Lease: 999 years from 1968

GR round Rent: N/A

Maintenance: £621 per quarter

Floor Plan

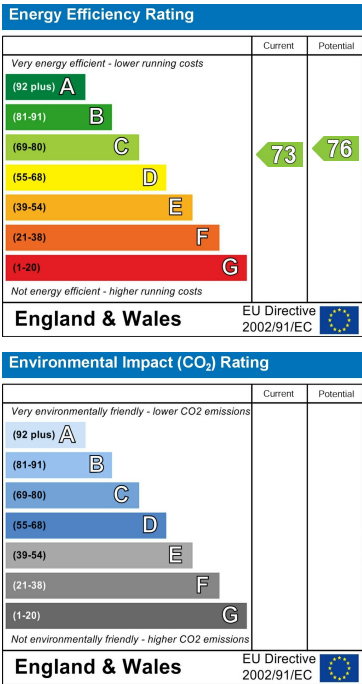


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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