



BROOK GAMBLE



14 Sussex Mansions, Eastbourne, BN21 4NS

£175,000

Brook Gamble offer to the market this delightful two bedroom penthouse apartment in Eastbourne town centre. Boasting a wonderful private roof terrace which affords panoramic roof top views of Eastbourne to the South Downs, the apartment also boasts a luxurious en suite bathroom to the master bedroom.

Further benefits include gas central heating and uPVC double glazing. Located in Eastbourne town centre, which is currently undergoing major regeneration, the property is ideally located for restaurants, theatres and the seafront. Being sold chain free, viewing is considered essential. Sole Agents.

Communal Entrance

Communal Front Door with Entryphone, opening into communal Entrance Hall. Stairs to all floors or lift to 3rd floor landing with further staircase to communal fourth floor landing. Private front door to Lounge / Dining Room.

Lounge / Dining Room 24'6" x 9'2" (7.47m x 2.79m)

(Second measurement reduces to 6'1"). Entryphone. Radiator. Velux window to front. uPVC double glazed door and window to rear, opening onto roof terrace.

Cloakroom

Low level WC. Wash basin. Radiator. Part tiling to walls. Tiled floor.

Inner Hallway

Kitchen 6'6 x 6' (1.98m x 1.83m)

Single drainer sink unit with mixer tap and cupboard below. Space and plumbing for washing machine. Four ring electric hob with electric oven below and cooker hood above. Integrated fridge and freezer. Radiator. Part tiling to walls. Tiled floor. uPVC double glazed window to front.

Bedroom 1 11'5" x 8'8" (3.48m x 2.64m)

Radiator. Velux window to rear. Door to:

En-Suite Bathroom

Roll-top bath. WC. Bidet. Wash basin. Cupboard housing gas boiler. Radiator. Part tiling to walls. Tiled floor. Velux window to side. uPVC double glazed window to rear with far reaching views.

Bedroom 2 10'9" x 6'6" (3.28m x 1.98m)

Radiator. Velux window to side. uPVC double glazed window to front.

Shower Room

Tiled shower cubicle with folding doors. Extractor fan. Radiator. Part tiling to walls. Tiled floor.

Roof Terrace

The property has the benefit of a large roof terrace with panoramic roof top views of Eastbourne to the South Downs.

Other Information

The Vendor advises us of the following information:

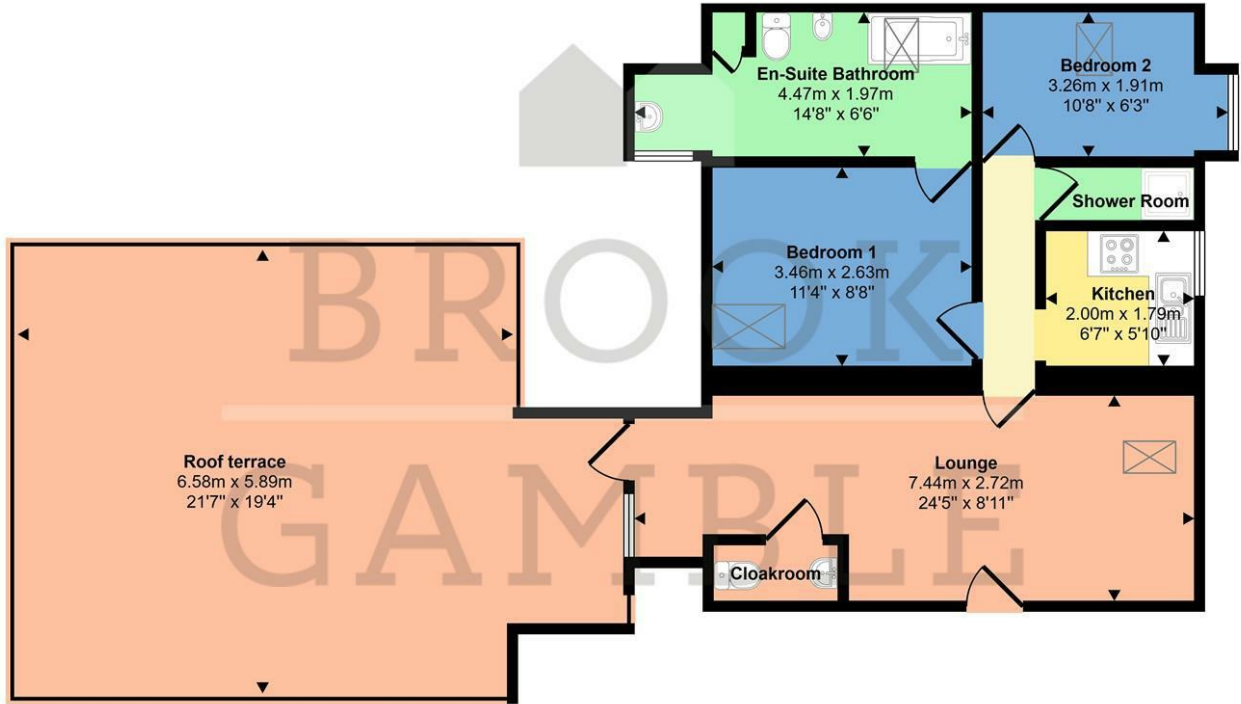
Lease: 106 years remaining

Ground Rent: £100pa

Maintenance: Information on request.

Floor Plan

Approx Gross Internal Area
54 sq m / 584 sq ft



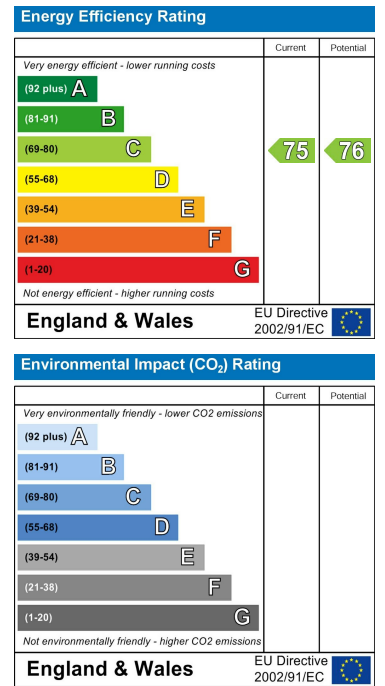
Floorplan

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



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