



BROOK GAMBLE



81A Snowdon Close , Eastbourne, BN23 8HW

Welcome to this charming one-bedroom first-floor apartment located on Snowdon Close in the delightful town of Eastbourne. This purpose-built residence offers a perfect blend of comfort and convenience, making it an ideal choice for a variety of buyers, whether you are a first-time homeowner, or investor, or seeking a low-maintenance retreat. As you enter the apartment, you will appreciate the modern features that enhance its appeal. The property boasts a brand new 125-year lease, ensuring peace of mind for years to come. The installation of a brand new fire door and double glazing not only adds to the safety and security of the home but also contributes to energy efficiency, keeping your living space warm and inviting. The layout includes a well-proportioned reception room that provides a versatile area for relaxation and entertaining. The bedroom is a comfortable space, with built-in wardrobes. One of the standout features of this apartment is the allocated car parking space, a valuable asset in this sought-after area. The property is chain-free and vacant, allowing for a smooth and swift transition for the new owner.

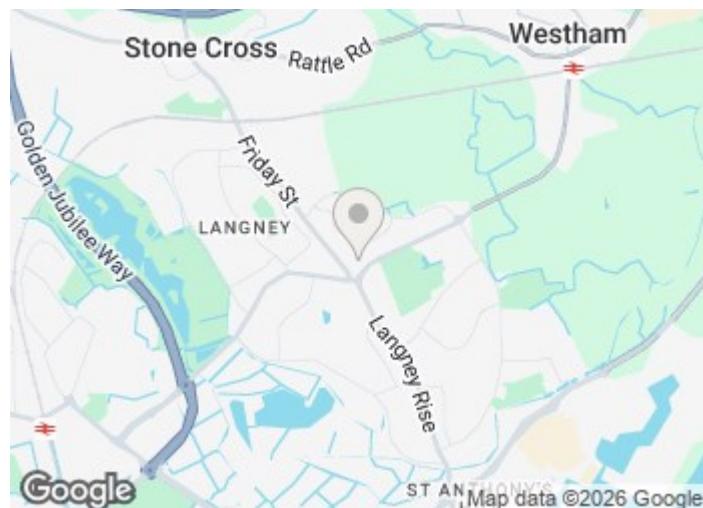
£155,000

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- One Bedroom First Floor Purpose Built Apartment
- Brand New Fire Door
- Vacant & Chain Free
- Lovely Location
- Brand New 125 Year Lease
- Brand New Carpets
- Immaculate Decor Throughout
- Brand New Double Glazing
- Allocated Car Parking Space
- Great First Time Buyer Property

Accommodation Comprising

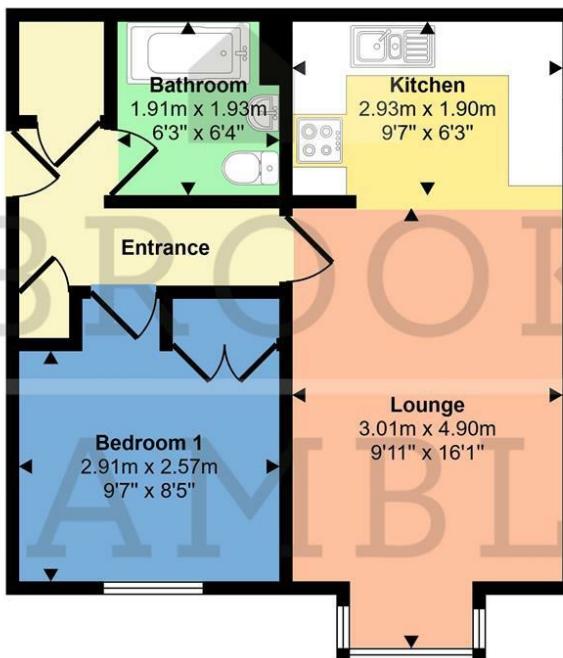


Directions



Floor Plan

Approx Gross Internal Area
39 sq m / 418 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			82
(81-91) B			69
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	