



Flat 2, 41 Gore Park Road, Eastbourne, BN21 1TG

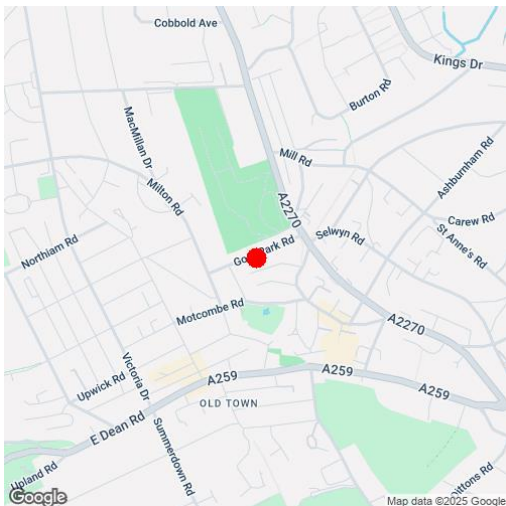
Price £225,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A two bedroom, hall and first floor flat available with no onward chain and offering generous accommodation enjoying a much favoured location in the Old Town area of Eastbourne. The accommodation comprises a private front door leading to an entrance hall, a sitting room, a kitchen, a bathroom and two first floor bedrooms. Additional benefits include gas fired central heating. The property is situated in the highly regarded residential location of Old Town with schools catering for most age groups together with shopping facilities including a Waitrose store in the immediate vicinity. Eastbourne town centre is less than 1 mile away with its comprehensive range of shops and the mainline railway station. The property is available with no onward chain.





At a Glance:

- Hall and first floor apartment
- Two bedrooms
- Sitting Room
- Kitchen
- Private entrance
- Old Town location
- Chain free



Accommodation:

PRIVATE HALL FLOOR ENTRANCE

ENTRANCE HALL

SITTING ROOM

13'8" (4.17m) Into Bay x 11'4" (3.45m)

KITCHEN

10'8" (3.25m) x 9'6" (2.9m) Max

BATHROOM

STAIRS TO TOP FLOOR

BEDROOM ONE

15'8" (4.78m) Max x 11'7" (3.53m)

BEDROOM TWO

11'2" (3.4m) x 9'8" (2.95m)

LEASE

131 years remaining

GROUND RENT

TBA

MAINTENANCE

As and when works required split with lower ground floor flat

SUB-LETTING

Allowed

PETS

TBA

EPC

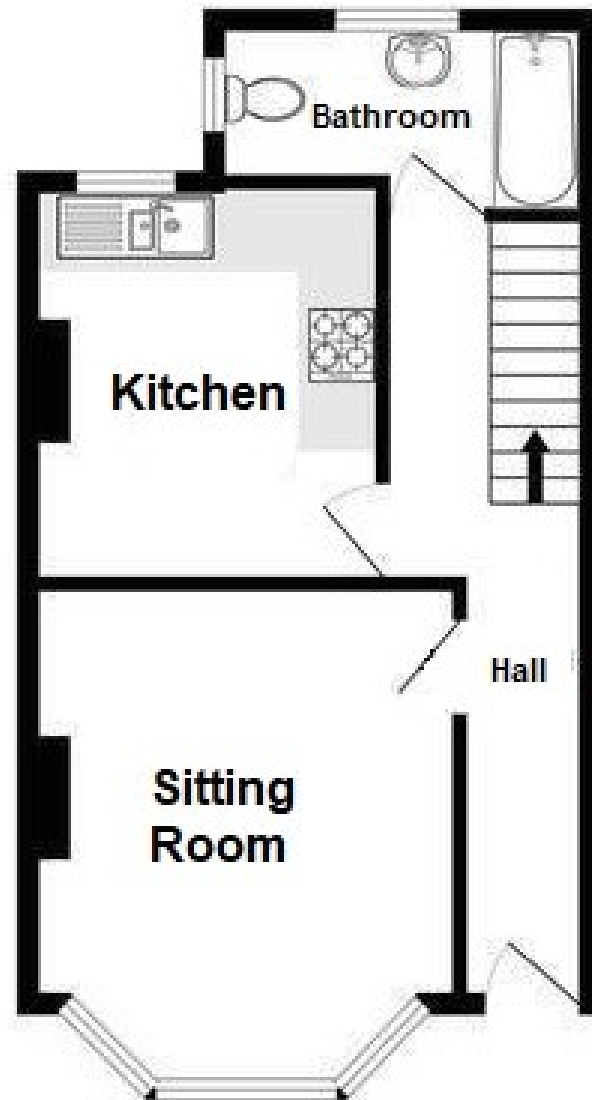
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COUNCIL TAX

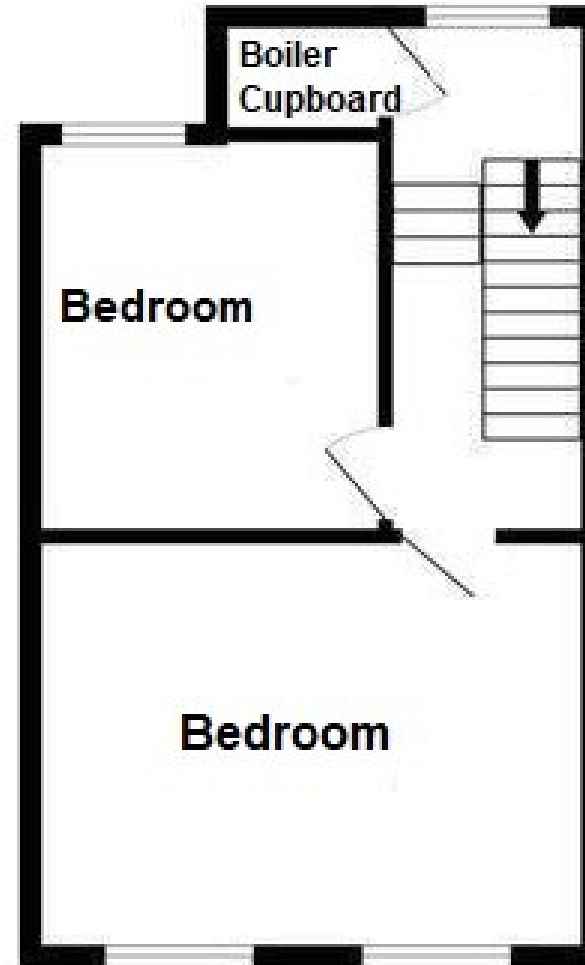
Band A

(All details concerning the terms of the Lease & outgoings are subject to verification)

Hall Floor



First Floor



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper Stanbrook

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