BROOK GAMBLE










## Flat 8 Sanshaw Court 19 The Goffs, Eastbourne, BN21 1HF

## £850 Per Calendar Month

PLEASE EMAIL US FROM THE PORTAL YOU ARE VIEWING PROPERTY ON, WE WILL THEN MAKE CONTACT WITH YOU AS SOON AS POSSIBLE. Brook Gamble are delighted to offer in prestigious area of The Goffs, Eastbourne, this charming one-bedroom flat offers a delightful living experience. Situated on the second floor of a purpose-built building, the apartment spans an inviting 452 square feet, providing ample space for comfortable living. As you enter, you are welcomed by a bright and airy double aspect lounge, which boasts lovely views across the picturesque Gildredge Park. This inviting space is perfect for relaxation or entertaining guests. The flat features a well-appointed bedroom and a modern bathroom, ensuring all your needs are met The property benefits from double glazing and electric heating, residents will also appreciate the communal gardens, which offer a serene outdoor space to unwind. Additionally, the flat comes with an allocated parking space, a valuable asset in this sought-after location. And also the water utility bill is included. Available immediately - Contact us by email please. NO PETS ALLOWED UNDER THE TERMS OF THE FLATS LEASE!

**EMAIL ENQUIRIES ONLY**
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**Accommodation Comprising**
Communal Front Door with security entrance phone to: -

Communal Entrance Hall. Lift and stairs rising to second floor landing, front door to:-

Entrance Hall, Security entrance phone.

Lounge 14'8" x 10'6" (4.47m x 3.20m)
Wall mounted electric heater, double glazed windows to side and rear providing views over Gildredge Park, door to:-

Kitchen 7'10" x 7'1" (2.39m x 2.16m)
Fitted range of light wood effect fronted eye and base level units and drawers with complimentary work surfaces, inset stainless steel sink and single drainers with mixer tap, tiled splash backs, space and plumbing for washing machine, brand new electric cooker, space for upright fridge/freezer, ceramic tiled floor, double glazed window to rear providing views over Gildredge Park to the Downs. Appliances included but Landlord not responsible for repair/replacement.

Bedroom 14'8" x 8'5" (4.47m x 2.57m)
Door to airing cupboard, wall mounted electric heater, double glazed windows to side and rear providing views over Gildredge Park.

Bathroom
Fitted white suite comprising panelled bath with wall mounted shower unit above and glass shower screen, pedestal wash hand basin, low level w.c., part tiled walls, ceramic tiled floor, heated towel rail, extractor fan.

Communal Rear Garden
Laid to lawn with mature trees and backing onto Gildredge Park.

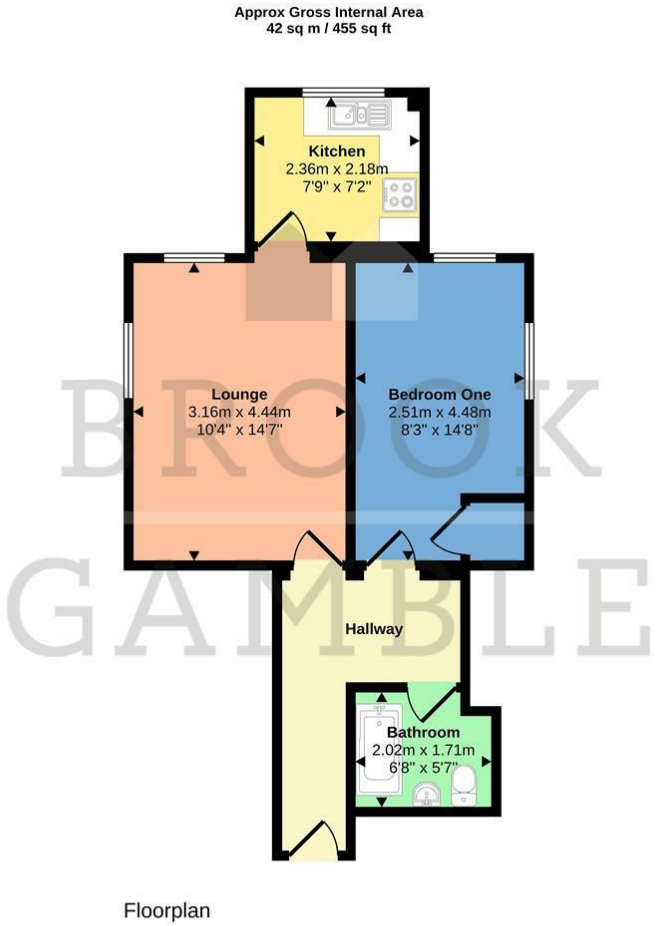
Allocated Parking Space
Situated at the rear of the building.

**Security Deposits**
Holding Deposit £196.15

Security Deposit £980.76

NO PETS UNDER THE TERMS OF THE FLATS LEASE!

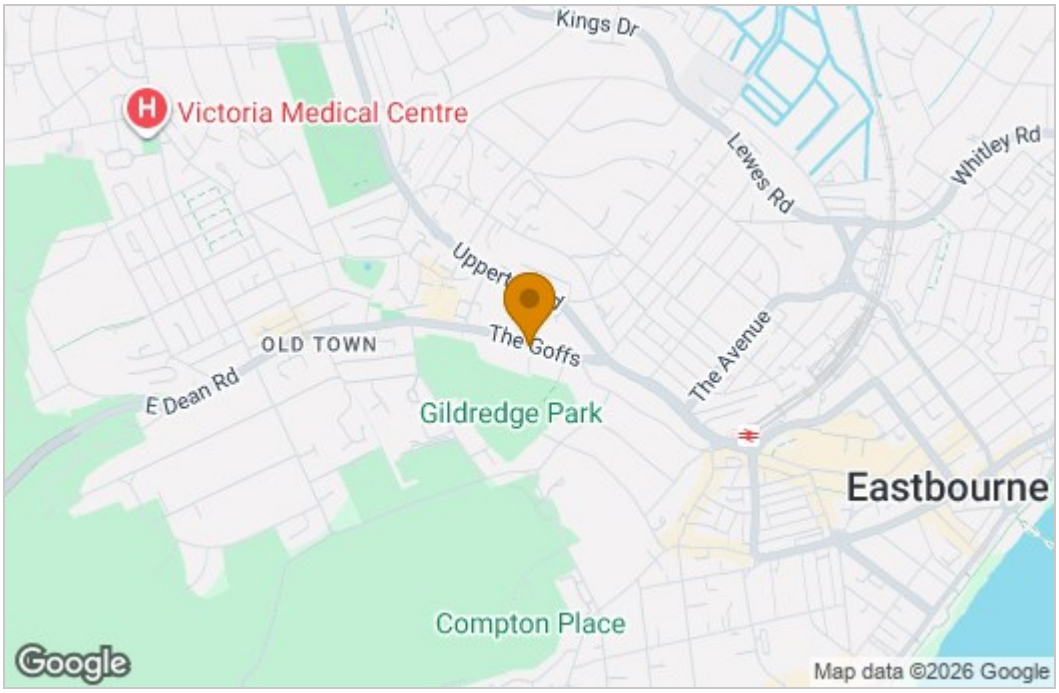
## Floor Plan



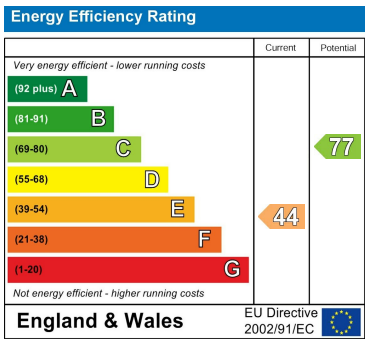

Floorplan

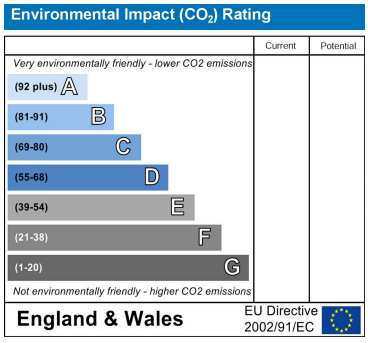
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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