

Valuers, Land & Estate Agents

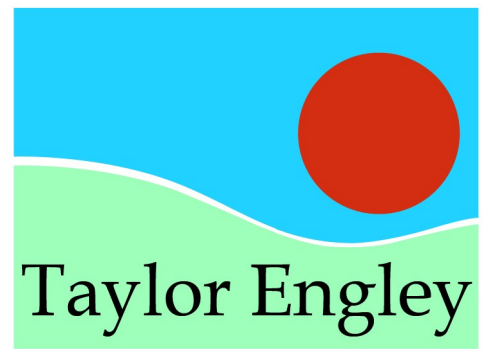
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Flat 10 28, Trinity Trees, Town Centre, Eastbourne, East Sussex, BN21 3LH

Guide Price £135,000 Leasehold

An opportunity arises to acquire this ONE BEDROOMED SECOND FLOOR APARTMENT occupying a convenient central position within this popular Trinity Trees location. The apartment is situated at the rear of the building and is offered with the benefit of gas fired central heating and double glazed windows. Features include a living room open plan to kitchen, one bedroom, bathroom/wc, security entry phone system and the block is served by a passenger lift.



The apartment forms part of this central located block being within immediate access to Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station. Eastbourne's theatres and elegant seafront are also within walking distance.

*** CONVEINEINT CENTRAL LOCATION * WALKING DISTANCE TO SEAFRONT AND THEATRES *
LIVING ROOM OPEN PLAN TO KITCHEN * ONE BEDROOM * BATHROOM * SECURITY ENTRY
PHONE SYSTEM * BLOCK SERVED BY PASSENGER LIFT * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

With passenger lift or stairs rising to:

Second Floor

Private front door opening to:

Hall

Security entry phone, radiator. Door opening to:

Living Room Open Plan to Kitchen

12'7 max x 12'10 max (3.84m max x 3.91m max)
(12'7 max reducing to 11'11)

Maximum measurements including depth of kitchen units - comprises window and door to rear, door opening onto Juliette balcony, radiator, central heating thermostat, cupboard housing Worcester wall mounted gas fired boiler.

Kitchen Area

Circular stainless steel sink unit set into work surface with cupboard below, wall mounted cupboards, Hotpoint washing machine, Stoves electric oven, four burner electric hob with extractor fan over, integrated fridge, door opening from living room area to bedroom.

Bedroom

13'2 max x 8'2 max (4.01m max x 2.49m max)
(13'x max reducing to 8'11 x 8'2 max)

Radiator, window to rear.

Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap, low level wc, tiled walls, chrome effect heated towel rail, medicine cabinet, wall mounted mirror.

N.B

As at April 2022 we are informed by our client that the term of lease is 125 years from 24 June 2004

Service Charge in Advance 24 March 2022 - 28 September 2022 £528.00

Ground Rent - Currently £150 per annum.

The managing agents are Southdown Surveyors Limited.

(All details concerning the term of lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - Band 'A' Eastbourne Borough Council - currently £1,466.32 until March 2023.

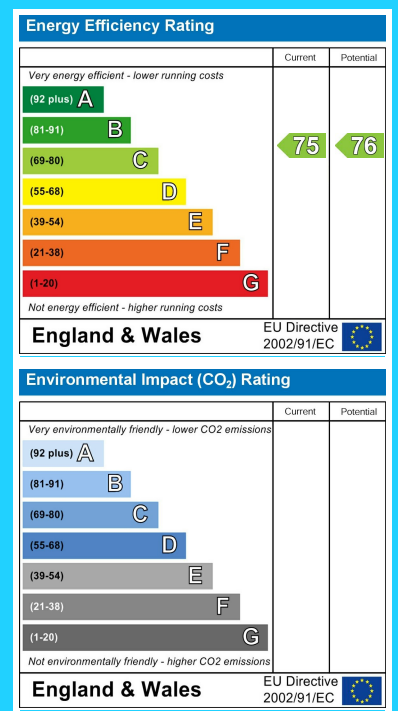
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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