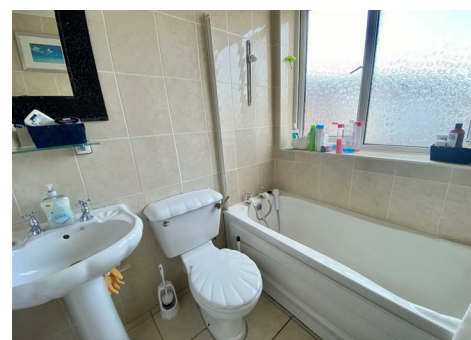


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www.taylor-engley.co.uk



Flat 12 Bourneside Court Seaside Road, Seaside, Eastbourne, East Sussex, BN21 3ET
By Auction £145,000 Leasehold

BEING SOLD VIA SECURE SALE. TERMS AND CONDITIONS APPLY. STARTING OFFERS £155,000. A two bedroom second floor apartment, with balcony enjoying a sunny aspect looking over towards the sea. The property benefits from sealed unit double glazing and a long lease. EPC = D



*** COMMUNAL ENTRANCE HALL * ENTRANCE HALL * LIVING ROOM * BALCONY WITH VIEWS OVER TO THE SEA * KITCHEN * TWO BEDROOMS * BATHROOM ***



COMMUNAL ENTRANCE HALL

Stairs rise to the second floor landing. Door to:

ENTRANCE HALL

Entryphone system, parquet flooring.

LIVING ROOM

17'5" x 11'8" (5.31m x 3.56m)

Parquet flooring, double glazed window with outlook to front towards the sea. Door to:

BALCONY

Enjoying a southerly aspect with views over towards the sea.

KITCHEN

8'10" x 7'6" (2.69m x 2.29m)

Fitted with a range of matching cupboards and drawers, stainless steel sink unit, space for cooker with extractor fan above, space for fridge freezer, space for washing machine, cupboard housing fuses and electric meter, double glazed window with outlook to rear.

INNER HALLWAY

Night storage heater, cupboard housing hot water cylinder.

BEDROOM ONE

11'9" x 10'9" (3.58m x 3.28m)

Built-in wardrobe cupboard, double glazed window with outlook to front, parquet flooring.

BEDROOM TWO

10'5" x 7'2" (3.18m x 2.18m)

Built-in wardrobe cupboard, double glazed window to rear, parquet flooring.

BATHROOM

White suite comprising bath, low level WC, washbasin, double glazed window to rear.

LEASE AND OUTGOINGS

The lease is 999 years from the 25th December 2001. The half yearly service charge for the period

25/06/24 - 24/12/24 was £1041.37 which includes a contribution to the reserve fund.

(All details concerning the terms of lease and outgoings are subject to verification.)

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

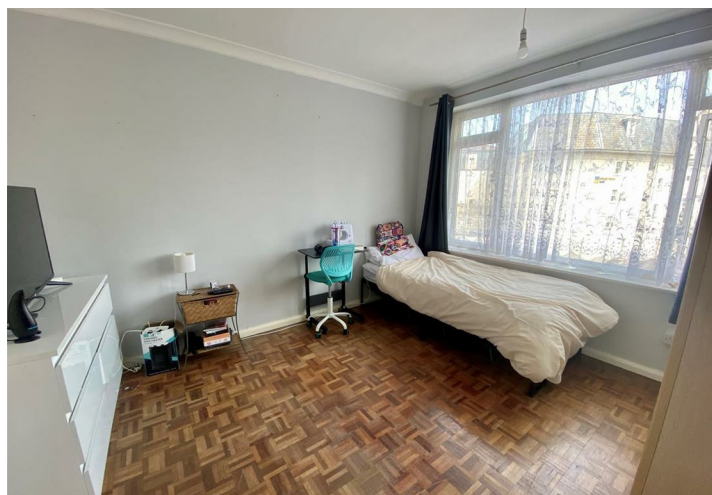
Council Tax Band B.

FOR CLARIFICATION:

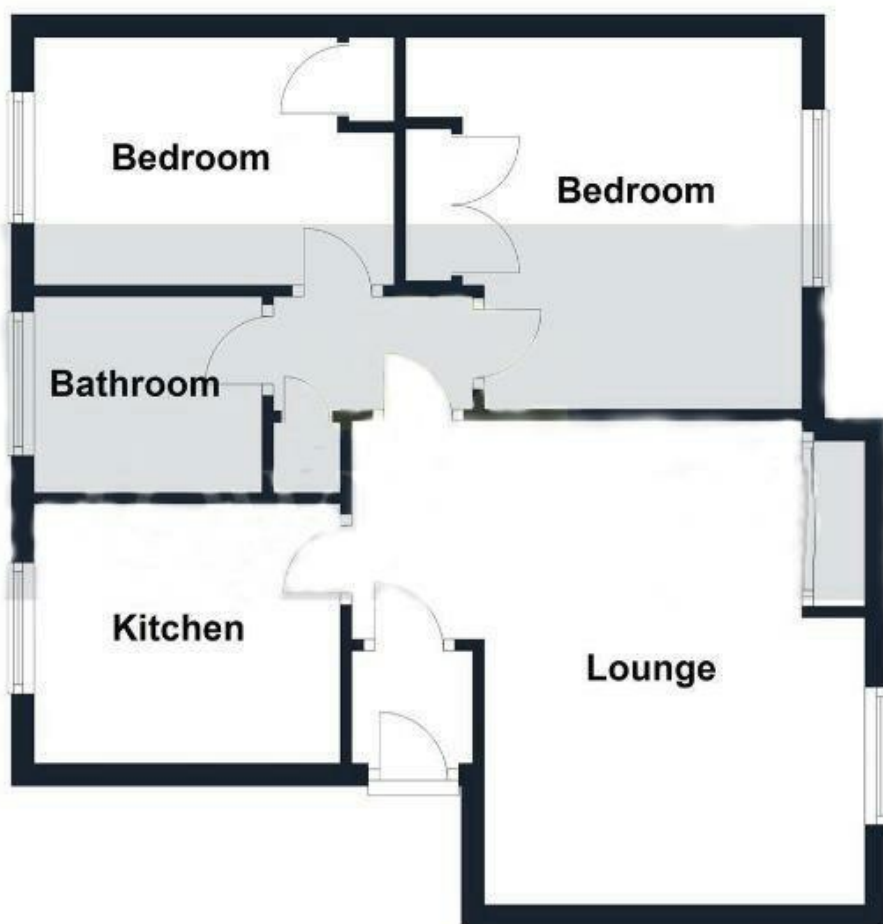
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		62	83
(92 plus) A			
(81-91) B			
(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 	
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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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