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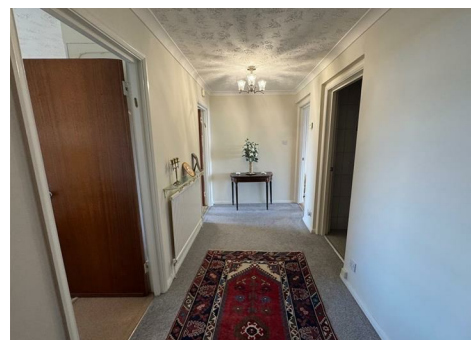
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Taylor Engley



8 Rustington Court, 8 St. Johns Road, Eastbourne, East Sussex, BN20 7HS

Guide Price £375,000 Leasehold - Share of Freehold

ENJOYING FABULOUS COASTAL VIEWS - An opportunity arises to acquire this **SPACIOUS TWO BEDROOMED FOURTH FLOOR APARTMENT** forming part of the desirable Rustington Court Development, located in the favoured Meads area of Eastbourne. The apartment is offered with the benefit of gas fired central heating, double glazed windows and has features that include an impressive bay fronted living room with fabulous views of the English Channel, fitted kitchen with integrated appliances, two balconies - the rear enjoying far reaching views inland and also towards the coast, spacious principal bedroom with en-suite shower room and a separate luxury family bathroom. Outside there are communal gardens and an allocated under block car parking space. There is also the advantage of a 999 year lease from December 1976 and a Share of the Freehold. EPC=C



Rustington Court is situated in the highly sought after Meads area of Eastbourne being within just a short walk of Eastbourne's Meads promenade and the beach. Local shops can be found at Meads Village, which is approximately half a mile distant whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one mile distant.

*** DESIRABLE RUSTINGTON COURT * EXCELLENT COASTAL VIEWS * BLOCK SERVED BY PASSENGER LIFT * SECURITY ENTRY SYSTEM * SPACIOUS BAY FRONTED LIVING ROOM * TWO BALCONIES * FITTED KITCHEN * EN-SUITE SHOWER ROOM * LUXURY FAMILY BATHROOM * ALLOCATED UNDER BLOCK CAR PARKING SPACE * COMMUNAL GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * 999 YEAR LEASE FROM DECEMBER 1976 * SHARE OF FREEHOLD * INTERNAL VIEWING HIGHLY RECOMMENDED * NO ONWARD CHAIN ***



The accommodation

Comprises:

Communal front door opening to:

COMMUNAL ENTRANCE HALL

Lift and stairs rising to:

FOURTH FLOOR

Private front door opening to:

ENTRANCE VESTIBULE

Storage cupboard, door opening to:

RECEPTION HALL

Radiator, telephone point, security entry phone, built-in cupboard with shelving, thermostat dial for central heating.

UTILITY/STORE ROOM

Plumbed for washing machine and vented for tumble dryer, electric light and points, floor space for freezer and storage, wall shelving.

SPACIOUS LIVING ROOM

28'8 x 18'6 (8.74m x 5.64m)

(22'4 extending to 28'8 max in to recess)

Maximum measurements including depth of bay - Spacious and impressive bay fronted room with excellent coastal views, two radiators, television point and telephone point, double glazed door to wrap around balcony to the bay window, double glazed door to balcony.

BALCONY

Southerly facing balcony with views to the sea.

KITCHEN

10'0 x 9'2 (3.05m x 2.79m)

With a comprehensive range of matching eye and base level units having lighting under wall cabinets and inside glass fronted units, with complementary rolled top worktop surfaces over with inset single drainer stainless steel sink unit with mixer taps. Space and plumbing for washing machine, plumbed for dishwasher, space for cooker and fridge freezer. Central heating programmer. Shelved cupboard housing pre lagged copper tank with immersion switch, windows to front affording views over the English channel

MASTER BEDROOM

23'1 x 16'10 narrowing to 11'4 (7.04m x 5.13m narrowing to 3.45m)

With double glazed windows to rear with far reaching views over the town towards the sea and the South Downs, radiator, dressing area with built-in mirror fronted wardrobes, shelving for books. Door leading to:

EN SUITE SHOWER ROOM/WC

Suite comprising fully tiled large walk-in shower cubicle with Mira electric shower unit over (hot water from central heating), folding seat and glazed enclosure, pedestal hand wash basin, towel rails, two mirror fronted medicine cabinets, electric shaver point, large wall mirror, close coupled wc, rhino flooring, extractor fan.



SECOND BALCONY

With views over the town and towards the sea and South Downs.

BEDROOM TWO

11'8 x 9'2 (3.56m x 2.79m)

With window to rear with far reaching views, built-in wardrobe, radiator.

LUXURY FAMILY BATHROOM/WC

Recently re-fitted with high quality Ideal Standard white suite comprising panelled bath with mixer tap and top of the range Mira electric shower unit over (electrically heating the water), with quality Lakes screened enclosure, semi pedestal hand was basin with mixer tap, electric shaver point, close coupled wc with soft close seat and concealed dual flush system, ceramic tiled walls and floor, chrome ladder style heated towel rail, mirror fronted medicine cabinet, extractor fan and towel rails.

UNDER BLOCK PARKING

One allocated parking space situated underneath the building - number 8.

COMMUNAL GARDENS

Extensive gardens to front and back, well stocked with specimen trees and flowering plants, paved seating areas in rear garden.

N.B.

We are informed by our client of the following.

Term of Lease - 999 years from 25th December 1976 and that the sale of the apartment would include a Share of the Freehold.

Ground Rent - one red rose.

Managing Agent - Elite Lettings & Property Management Services Ltd.

Service Charge period 30.09.2024 - 29.09.2025 - yearly service charge is £3,861.00 which includes water and sewerage charges, garden maintenance and communal areas, part time on site manager, buildings insurance.

(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 - 'F' Eastbourne Borough Council.

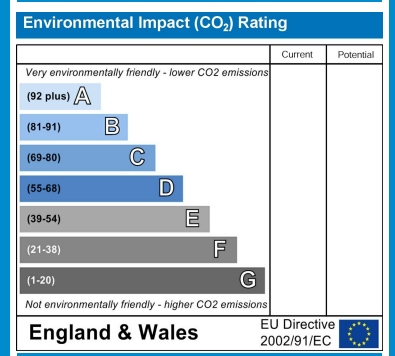
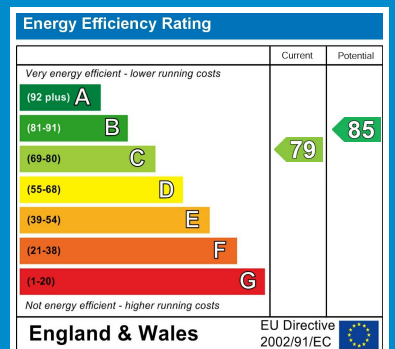
VIEWING ARRANGEMENTS:

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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