

Valuers, Land & Estate Agents

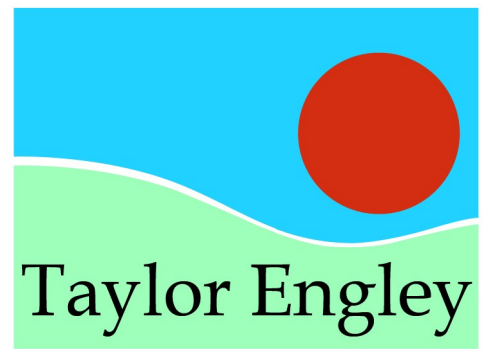
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19, West House Chiswick Place, West of Town Centre, Eastbourne, East Sussex, BN21 4NJ
Price £224,950 Leasehold

Taylor Engley are pleased to offer to the market this nicely presented TWO BEDROOMED FOURTH FLOOR APARTMENT situated adjacent to the Devonshire Park theatre in the Lower Meads area of Eastbourne. Available Chain Free this pleasant apartment is accessible via stairs and a lift and has accommodation comprising spacious entrance hall, living/dining room, balcony, separate kitchen, two double bedrooms, bathroom and a separate wc. There is a residents car parking space situated to the rear of the building on a first come first served basis whilst parking is also available to the front of the property if a residents parking permit is bought.



West House is ideally situated for access to Eastbourne's theatres as well as the Devonshire Park Tennis Club which hosts an international tournament annually. The seafront is situated at the end of the adjacent road whilst Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is also situated at the end of the road.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS * PRIVATE SPACIOUS ENTRANCE HALL * LIVING/DINING ROOM * BALCONY * SEPARATE KITCHEN * TWO BEDROOMS * BATHROOM * SEPARATE WC * RESIDENTS PARKING * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Lift and stairs to:

Fourth Floor

Private front door opening to:

Private Entrance Hall

Having a selection of storage cupboards housing fuses, hot water tank, rubbish chute, entry phone system, storage heater.

Living/Dining Room

18' max x 11'11 (5.49m max x 3.63m)

Night storage heater, television point, window to front, door opening to balcony.

Balcony

12' x 3'8 (3.66m x 1.12m)

Enjoying an easterly aspect having a glimpse of the sea.

Kitchen

11'10 x 7'1 (3.61m x 2.16m)

A selection of eye and base level units with work surface, sink unit with mixer tap, space for appliances including oven, fridge freezer and washing machine, part tiled walls, window to side.

Bedroom

12'10 x 11'10 (3.91m x 3.61m)

(11'10 includes depth of fitted wardrobe cupboards)

Selection of fitted wardrobes with built-in dressing table, night storage heater, window to front.

Bedroom 2

13'7 x 8'7 (4.14m x 2.62m)

Night storage heater, wash hand basin, window to front.



Bathroom

White suite comprising bath with mixer tap and shower attachment, wash hand basin in unit with cupboards under, heated towel rail, part tiled walls, window to rear.

Separate Wc

Low level wc, part tiled walls, window to rear.

Residents Parking

There is a limited number of residents parking spaces available on a first come first served basis at the rear of the building.

N.B

We are informed by the vendors of the following:

The maintenance is £2184 per annum (paid quarterly). This cost includes the water and sewerage costs.

The ground rent is £25 per quarter.

There are approximately 127 years remaining on the lease.

All details concerning the term of lease and outgoings are subject to verification.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £1,812.60 until March 2021.

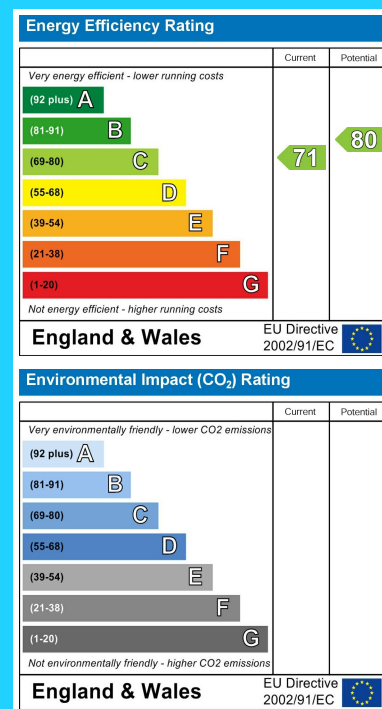
FOR CLARIFICATION:

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 ENGLE.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

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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