

**Valuers, Land & Estate Agents**

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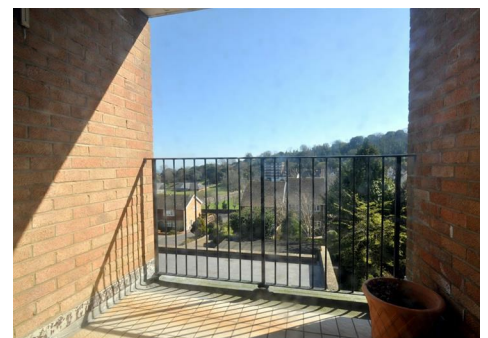
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**Taylor Engley**



**Flat 4 Kingsmead Court, 3 Baslow Road, Meads, Eastbourne, East Sussex, BN20 7UJ**

**Guide Price £210,000 Leasehold - Share of Freehold**

Enjoying far reaching views towards the coast - a well presented TWO BEDROOMED first floor apartment, enjoying an elevated location in the highly sought-after Meads area of Eastbourne. Although requiring some modernisation, the apartment is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious sitting/dining room, balcony, two double bedrooms - one with en-suite bathroom, separate bathroom and a garage. There is also the advantage of the remainder of a 999 year lease and a share of the freehold.



**The apartment is situated in the desirable Meads area of Eastbourne, being approximately a quarter of a mile distant from Meads street, which offers a variety of local shops. The seafront is easily accessible, whilst Eastbourne's town centre is approximately one and a half miles distant, offering a comprehensive range of shopping facilities and mainline railway station.**

**\* FAR REACHING VIEWS TOWARDS THE COAST \* SPACIOUS SITTING/DINING ROOM \* BALCONY \* TWO DOUBLE BEDROOMS \* EN-SUITE BATHROOM \* SEPARATE BATHROOM \* GARAGE \* SECURITY ENTRY PHONE SYSTEM \* REMAINDER OF 999 YEAR LEASE \* SHARE OF THE FREEHOLD \* CHAIN FREE**



## The accommodation

Comprises:

Stepped access from road level to:

### Communal Front Door

Opening to:

### Communal Entrance Hall

Security entry phone, stairs rising to first floor level.

### Private Front Door

Opening to:

### Entrance Hall

Security entryphone, built-in cloaks cupboard, built-in store cupboard, radiator, airing cupboard housing cylinder and shelving and water tank.

### Sitting/Dining Room

19'9 x 16'2 max (6.02m x 4.93m max)

(19'9 x 16'2 max reducing to 10'2)

Double aspect room enjoying far reaching views towards the coast, two radiators, patio door opening to:

### Balcony

Wrought iron balustrade, far reaching views over surrounding area and towards the coast.

### Kitchen

9'9 x 7'10 (2.97m x 2.39m)

Maximum measurements including depth of fitted units.

Comprising singled drainer one and a half bowl stainless steel sink unit with work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, AEG electric oven, Siemens gas hob with extractor fan over, AEG fridge/freezer, base unit housing Glowworm gas fired boiler, central heating programmer, outlook to side.

### Bedroom 1

12'1 x 11'11 (3.68m x 3.63m)

(12'1 to cupboard front x 11'11)

Built-in wardrobe cupboards, radiator, outlook to front.

### En-suite Bathroom

Bath, pedestal wash hand basin, low level w.c, tiled walls, radiator, window to side.

### Bedroom 2

10'7 x 9'10 (3.23m x 3.00m)

(10'7 to cupboard front x 9'10)

Built-in wardrobe cupboards, radiator, outlook to side.

### Bathroom

Bath with Mira shower unit over, shower screen, pedestal wash hand basin, low level w.c, extractor fan.

### Garage

17'8 x 8'11 max (5.38m x 2.72m max)

Up and over door, On approaching the garage block from Rowsley Road the garage is the third garage on the righthand side, situated below the main block

### N.B

We are informed by our client of the following,

The apartment is Leasehold and that the sale will include a Share of the Freehold. Term of lease - 999 years from 25th December 2013.

The managing agents are Wishtower.

Schedule 1 - Service Charge, for the period from 25/03/2025 to 28/09/2025 £984.86

Schedule 2- Reserve, for the period from 25/03/25 to 28/09/2025 £56.30.

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

The building does have a lift but it cannot be accessed from the main communal entrance level.

### BROADBAND AND MOBILE PHONE CHECKER:

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

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX BAND:

Council Tax Band - D Eastbourne Borough Council

### 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 ENGLELY.

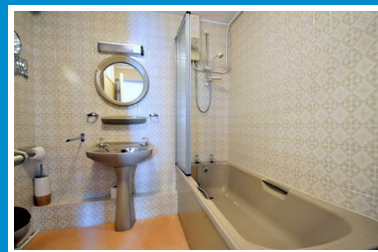


1ST FLOOR  
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (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 |         |           |
|                                             | 74      | 79        |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC                      |         |           |

**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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