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**Taylor Engley**



**55a Firle Road, Seaside, Eastbourne, BN22 8EE**

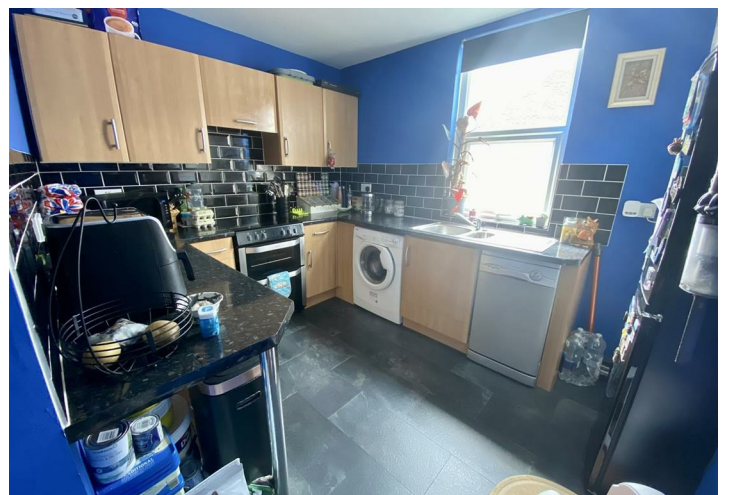
**Price £145,000 Leasehold**

**Taylor Engley are delighted to offer to the market this well presented ONE DOUBLE BEDROOM FIRST FLOOR CONVERTED APARTMENT located in the popular Seaside area of Eastbourne, being within easy walking distance of shops and amenities, town centre and mainline railway station. The property benefits from a spacious living room and bedroom with character features and a small private front patio area. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = D**





**\* PRIVATE ENTRANCE HALL \* HALLWAY \* LIVING ROOM \* KITCHEN \* SPACIOUS DOUBLE BEDROOM \* BATHROOM \* SMALL PATIO AREA TO FRONT \***





## PRIVATE ENTRANCE

Stairs to first floor landing, door to:

## HALLWAY

Hatch to loft access, radiator.

## LIVING ROOM

17'0 x 12'7 (5.18m x 3.84m)

Double glazed window with outlook to rear, laminate oak flooring, Sky point, feature fireplace surround, built-in storage cupboards, full fibre box installed.

## KITCHEN

10'1 x 8'4 (3.07m x 2.54m)

Fitted with a range of matching cupboards and drawers, worksurfaces, one and a half bowl sink unit, slimline dishwasher, washing machine and fridge freezer, cupboard housing boiler, laminate slate effect tiled flooring, part tiled walls, storage cupboard.

## BEDROOM

17'0 x 14'0 in to bay (5.18m x 4.27m in to bay)

Feature fireplace, double glazed bay window with outlook to front, further adjacent double glazed window to side, two radiators, laminate oak flooring.

## BATHROOM

8'0 x 7'1 (2.44m x 2.16m)

White bathroom suite comprising panelled bath with mixer tap and shower attachment, low level WC, heated towel rail, washbasin, spotlighting, tiled floor, tiled walls, obscure window to rear.

## OUTSIDE

Small paved front garden, facing on to Sydney Road.

## PLEASE NOTE:

We have been advised that there are approximately 152 years remaining on the lease. No ground rent is payable. The annual service/maintenance charge is £600.

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

### COUNCIL TAX BAND:

Council Tax Band A.

### 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.





TOTAL FLOOR AREA: 635 sq.ft. (59.0 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                                   | 65      | 70                      |
| (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 <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                                                 |         | 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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