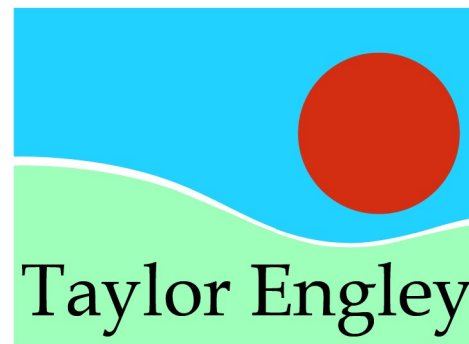


**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)**  
**[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)**



**1, Grand Court King Edwards Parade, Seafront, Eastbourne, East Sussex, BN21 4BU**  
**Guide Price £230,000 Leasehold - Share of Freehold**

An opportunity arises to acquire this well presented ONE BEDROOMED GROUND FLOOR APARTMENT forming part of the desirable Grand Court Development, located adjacent to the Eastbourne's seafront. The property is considered to be in very good decorative order and is offered with the benefit of double glazed windows and electric radiators, that can be operated remotely via a smart phone. Features include a spacious sitting room overlooking Wilmington Square, fitted kitchen with integrated oven and hob, double bedroom with built-in wardrobe cupboards and a shower room/wc.



**Grand Court occupies a prime location on Eastbourne's seafront opposite the Wish Tower. Scenic walks can be enjoyed along the adjacent seafront and promenade and the Congress Theatre is also within walking distance. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately half a mile distant.**

**\* PRIME LOCATION ADJACENT OT EASTBOURNE'S SEAFRONT \* VERY GOOD DECORATIVE ORDER \* SPACIOUS SITTING ROOM OVERLOOKING WILMINGTON SQUARE \* FITTED KITCHEN WITH INTEGRATED OVEN AND HOB \* SPACIOUS DOUBLE BEDROOM \* SHOWER ROOM/WC \* DOUBLE GLAZED WINDOWS \* MODERN ELECTRIC RADIATOR SYSTEM \* SECURITY VIDEO ENTRY SYSTEM \* LONG LEASE \* SHARE OF FREEHOLD \***





## The accommodation

Comprises:

Communal front door with security video entry system, opening to:

### Communal Entrance Hall

Private front door opening to:

### Hall

Security video entry phone, built-in cloaks cupboard, Open reach point, wall mounted electric Ducasa radiator, door providing access to rear of building.

### Sitting Room

18'5 x 11'7 (5.61m x 3.53m)

Spacious room with outlook towards Wilmington Square, two Ducasa wall mounted electric radiators, two downlighters, ceiling light.

### Kitchen

13'5 max x 6'8 max (4.09m max x 2.03m max )  
(Maximum measurements given including depth of fitted units)  
( 6'8 max reducing to 3'4 in door recess area)

Comprises single drainer stainless steel sink unit with mixer tap, work surface, range of base and wall mounted cupboards, Zanussi electric oven, Lamona four burner gas fired hob with extractor fan over, space and space for washing machine, recess space for fridge/freezer, part tiled walls, wall mounted cupboard housing gas meter, Dimplex kickspace electric heater, outlook towards Wilmington Square.

### Bedroom

15'5 x 9'8 plus door recess (4.70m x 2.95m plus door recess)

Ducasa wall mounted electric radiator, full height double and single wardrobe cupboards, outlook to rear.

### Shower Room

Shower cubicle with Mira shower unit, pedestal

wash hand basin, low level wc, part tiled walls, Dimplex wall mounted electric heater, electric towel rail, two downlighters, wall light, window.

## N.B

We are informed by our client of the following:

Term of lease is from the 25th December 1989 to the 24th June 2990 and that the sale would include a Share in the Freehold.

The managing agents are Stiles Harold Williams.

25 December 2021 - 24 March 2022 quarterly service charge in advance £456.25.

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

## COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £1,878.32 until March 2022.

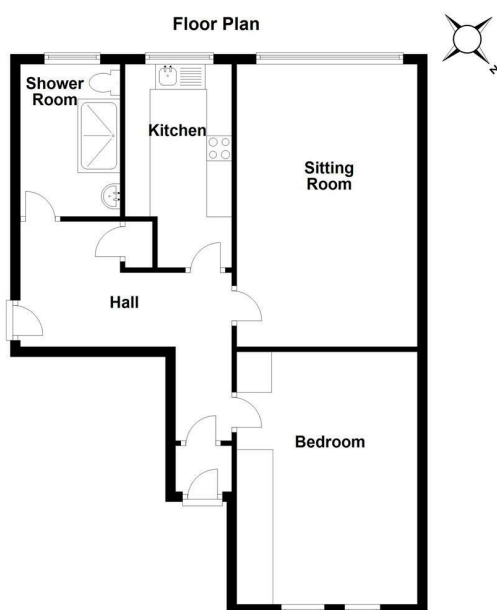
## FOR CLARIFICATION:

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.

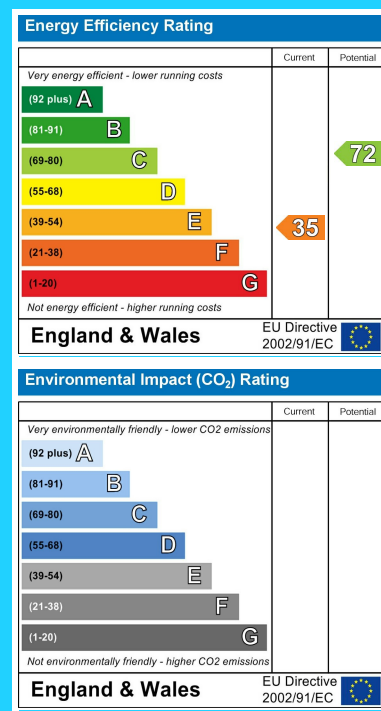
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





Flat 1, Grand Court, King Edwards Parade, Eastbourne



**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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**

