

Valuers, Land & Estate Agents

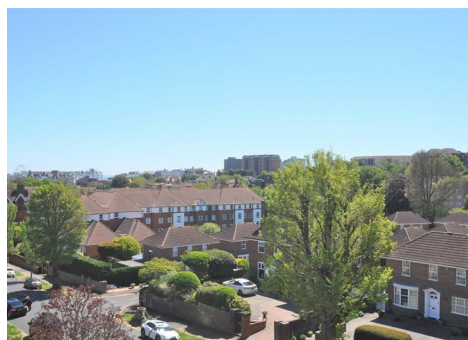
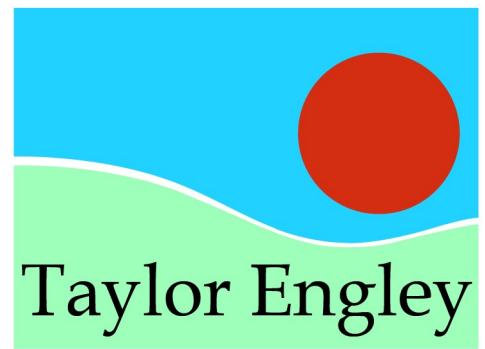
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Flat 14, Meads Court Carlisle Road, Meads, Eastbourne, East Sussex, BN20 7ER

Price £325,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this particularly **SPACIOUS THREE BEDROOMED FOURTH FLOOR APARTMENT** situated in the highly sought after Meads area being, within walking distance of Eastbourne's Congress Theatre. This purpose built apartment is considered to be well presented and has accommodation consisting of a spacious living room with balcony enjoying a southerly aspect, kitchen, three double bedrooms and a bathroom. There is also a utility room that was previously an additional w/c.



The building is set within pleasant communal gardens and has garages and visitor parking to the rear. The property also has the benefit of a share of the freehold. Eastbourne's theatres and seafront are located at the end of the road whilst the town centre is situated approximately half a mile distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO FOURTH FLOOR * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * SOUTHERLY FACING BALCONY * KITCHEN * THREE BEDROOMS * FAMILY BATHROOM * UTILITY ROOM (PREVIOUSLY ADDITIONAL WC) * GARAGE * SHARE OF FREEHOLD ***



The accommodation

Comprises:

Communal front door to:

Communal Entrance Hall

With lift and stairs to:

Fourth Floor Landing

Private front door to:

Entrance Hall

Radiator, entry phone system, cupboard housing fuses, cupboard housing hot water tank.

Living Room

19'2 x 12'10 (5.84m x 3.91m)

Television point, marble fireplace with timber surround, two radiators, window to side, door to:

Balcony

12'5 x 3'6 (3.78m x 1.07m)

Enjoying a southerly aspect with views over the rooftops and far reaching views with glimpses of the sea.

Kitchen

9'7 x 9' (2.92m x 2.74m)

A selection of eye and base level units with work surface, stainless steel sink unit with mixer tap, integrated double oven, hob and extractor fan, space for further appliances including fridge freezer, washing machine and slimline dishwasher, wall mounted boiler, part tiled walls, window to side.

Bedroom 1

12'4 x 10'11 (3.76m x 3.33m)

(Measurements exclude door recess and depth of built in wardrobe cupboard)

Built-in wardrobe, radiator, over bed storage, window to rear.

Bedroom 2

12'10 x 9'3 (3.91m x 2.82m)

(Measurements exclude door recess)

Built-in wardrobe, radiator, window to rear.

Bedroom 3

14'6 x 7'6 (4.42m x 2.29m)

Radiator, built-in wardrobe, window to rear.

Bathroom

White suite comprising bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, tiled walls, heated towel rail, window to rear.

Utility room

Previously being an additional wc which could easily be converted back, now having space and plumbing for washing machine with shelving and extractor fan.

Garage

Situated in a block to the rear, being garage 'N' having electric remote controlled up and over door with lighting.

N.B

The vendor advise us of the following:

The lease is 999 years from 1971. The property is offered with a share of the freehold.

Maintenance due 25.03.2021 for half year in advance £635.58

Sinking Fund contribution due 25.03.2021 for half year in advance £660.00

Water and Sewage charges to 09.03.2021 - Standing Charge and Usage £180.88

Total for half year £1,476.46

Neither pets or sub-letting is allowed.

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

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY. We are open 7 days a week

OPENING HOURS

We are open:- 8:45am - 5:45pm weekdays 9:00am - 5:30pm Saturdays 10:00am - 4:00pm Sundays

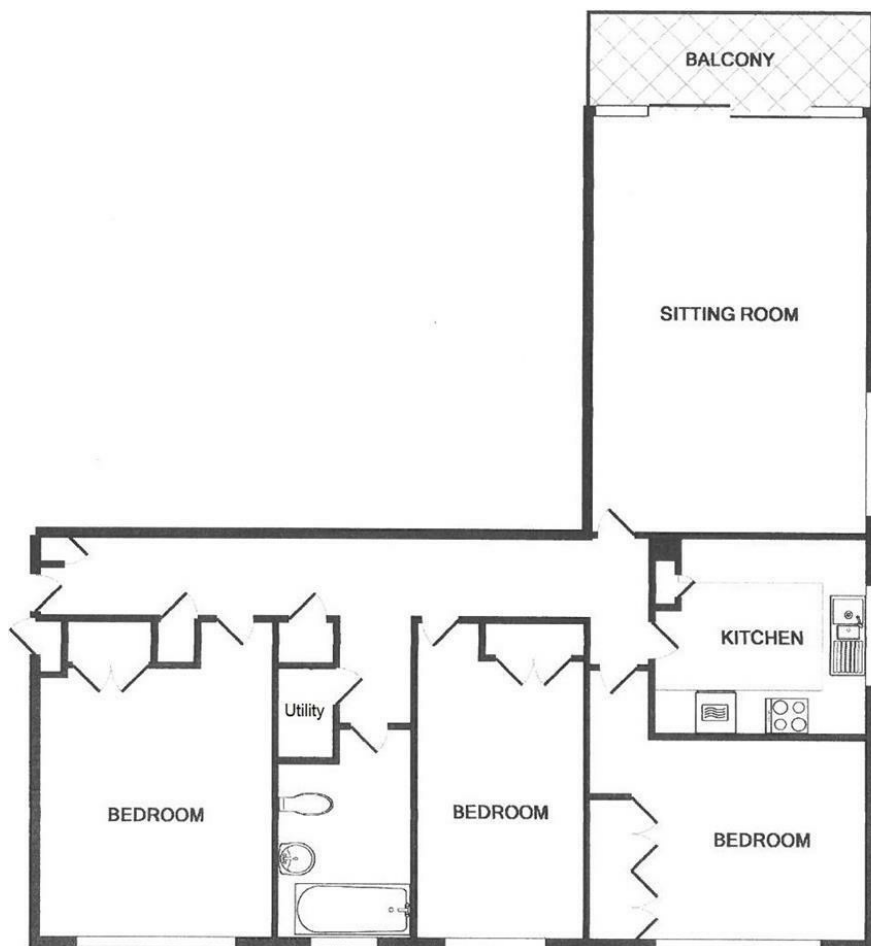
FOR CLARIFICATION

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. 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.

COUNCIL TAX BAND:

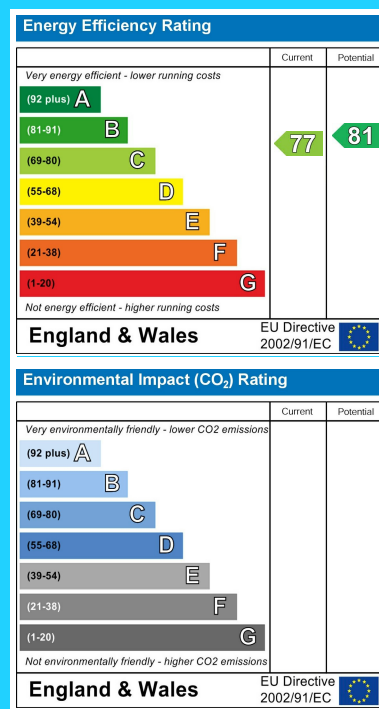
Council Tax Band - 'D' Eastbourne Borough Council - Currently £2,113.12 until March 2022





TOTAL APPROX. FLOOR AREA 954 SQ.FT. (88.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix v.2018



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

