

Valuers, Land & Estate Agents

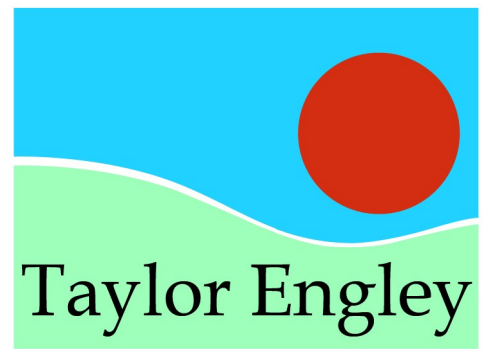
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Flat 5 Brook Court 47, Meads Road, Meads, Eastbourne, East Sussex, BN20 7PY
Guide Price £225,000 Leasehold

An opportunity arises to acquire this TWO BEDROOMED duplex style apartment forming part of this popular purpose built block located in the favoured Meads district of Eastbourne. The accommodation is arranged over two floors and has the benefit of gas fired central heating. Features include a sitting room with far reaching views to the rear, two balconies, two bedrooms and two bathrooms. There is also the advantage of an underblock allocated car parking space.



The apartment is located in the highly sought after Meads area, being approximately one mile distant from Eastbourne's recently re-developed town centre which offers a comprehensive range of shopping facilities and mainline railway station. Meads Village is approximately half a mile distant and offers local shops including a Tesco Express and two pubs. The South Downs National Park where numerous scenic walks can be enjoyed is situated to the west side of the town.

*** SOUGHT AFTER MEADS LOCATION * DUPLEX STYLE APARTMENT * FAR REACHING VIEWS *
 SITTING ROOM WITH BALCONY * TWO BEDROOMS ONE WITH EN-SUITE BATHROOM AND
 BALCONY * SECOND BATHROOM * KITCHEN * ALLOCATED UNDERBLOCK CAR PARKING SPACE
 * EXTENDED LEASE * SECURITY ENTRY PHONE * BLOCK SERVED BY PASSENGER LIFT ***



The accommodation

Comprises:

Communal Entrance Hall

With stairs or passenger lift rising to Level 2. Front door to:

Entrance Hall

Security entryphone, radiator, built-in store cupboard, further built-in cupboard with shelving, window with outlook to rear.

Bedroom 2

9'4 max x 8'10 max (2.84m max x 2.69m max)

Outlook to rear with far reaching views, built-in cupboard housing Remeha wall mounted gas fired boiler.

Bathroom

Bath with mixer tap and shower attachment, tiled surround, pedestal wash hand basin, tiled splashback, low level w.c., radiator.

Stairs from hall down to:

Lower Hall

Central heating thermostat, built-in airing cupboard with shelving and radiator, further built-in store cupboard, radiator, window to side.

Sitting Room

15'10 x 12'7 max (4.83m x 3.84m max)

(12'7 max widening to 15'11 max into recess)

Telephone point, television point, two radiators, window to rear and patio door to rear opening onto:

Balcony

Enjoying far reaching views over Eastbourne.

Kitchen

13'9 x 6'1 (4.19m x 1.85m)

Comprises single drainer sink unit with mixer tap, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, space and plumbing for slimline dishwasher, Creda electric oven, electric hob, space for fridge/freezer, radiator, outlook to front.

Bedroom 1

13'1 x 9'4 max (3.99m x 2.84m max)

(13'1 to cupboard front x 9'4 max. Maximum measurements include depth of fitted bedroom furniture)

Range of fitted wardrobe cupboards, matching drawer unit, bedside drawer units and dressing table, radiator, telephone point, door to front opening onto:

Second Balcony

With outlook to front.

En-suite Bathroom

Bath with mixer tap and shower attachment, shower curtain, pedestal wash hand basin, low level w.c., radiator.

Allocated Car Parking Space

Number 14, situated within a communal underblock car parking area.

Communal Grounds

N.B

We are informed by our client that the term of lease has been extended and has a term of 215 years from 25th December 1975.

Service charge 25 March 2021 - Half year Service charge in Advance £1,040.00

Peppercorn ground rent.

Managing agents: J. Nicholson & Son property management.

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

COUNCIL TAX BAND:

Council Tax Band - C £1,812.60 until 31st 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.

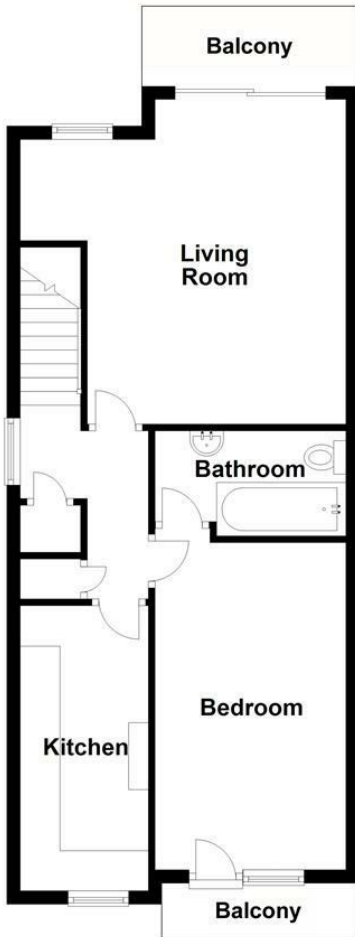
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



Lower Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Upper Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



Total area: approx. 76.8 sq. metres (826.4 sq. feet)

For illustration purposes only - not to scale



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		
	70	77
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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