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est. 1978

**Taylor Engley**



**Flat 3 56 Grove Road, Eastbourne, East Sussex, BN21 4UD**

**Price £155,000 Leasehold**

**Taylor Engley are pleased to bring to the market this two bedroom first floor apartment situated in the highly sought after Little Chelsea area of Eastbourne. Gas Fired Central Heating. EPC = C**





**\* ENTRANCE HALL \* OPEN PLAN LIVING ROOM/KITCHEN \* TWO BEDROOMS \* BATHROOM \***  
**\* LOCATED WITHIN WALKING DISTANCE TO THE MAINLINE RAILWAY STATION AND TOWN CENTRE AMENITIES \***



## **FRONT DOOR TO COMMUNAL ENTRANCE HALL**

Stairs to first floor landing, door to:

### **ENTRANCE HALL**

Cupboard housing washing machine, double glazed window with outlook to rear, wall mounted Worcester gas boiler, entry phone system.

### **OPEN PLAN LIVING ROOM/KITCHEN**

21'6" x 14'2" max (6.40m'1.83m" x 4.27m'0.61m" max)

Large bay window with outlook to front, feature fireplace surround, built-in storage cupboard. Kitchen area has built-in oven and hob, cupboards and drawers, work surfaces, sink unit, space for fridge freezer, tiled floor.

### **BEDROOM ONE**

12'3" x 7'3" max (3.66m'0.91m" x 2.13m'0.91m" max)

Double glazed window to rear, radiator.

### **BEDROOM TWO**

9' x 6'11" plus door recess (2.74m' x 1.83m'3.35m" plus door reces)

Double glazed windows to side and rear, radiator.

### **BATHROOM**

White suite comprising washbasin, low level WC, bath with shower over.

### **PLEASE NOTE:**

The lease is 125 years from the 30th April 2013.  
Ground Rent: Peppercorn (less than £100 annually).  
Maintenance: One fourth share of the total building costs, plus an administration fee, last years payment was £200. (All details concerning the terms of the 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 B.

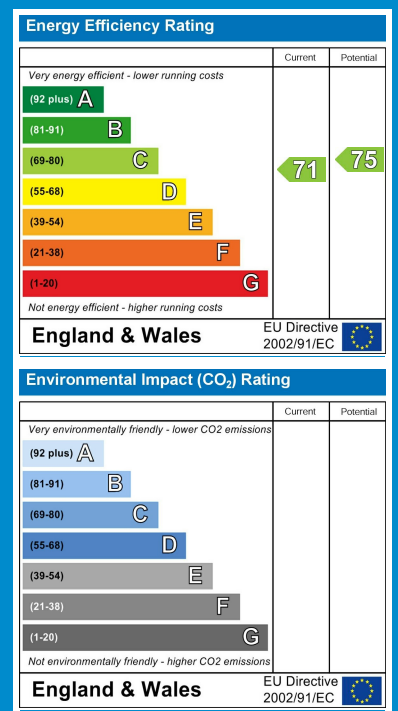
### **FOR CLARIFICATION:**

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.





**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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