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Taylor Engley



Flat 30, Eversley Court 14 St. Annes Road, Upperton, Eastbourne, East Sussex, BN21 2BS
Guide Price £279,950 Leasehold

An excellent opportunity to purchase this well presented TWO DOUBLE BEDROOMED THIRD FLOOR PURPOSE BUILT APARTMENT, in this favoured Upperton location. This desirable development was constructed by Berkeley Homes and is set within its own parklike grounds having a gated entrance, security entry phone system and passenger lift to all floors. This third floor (top) apartment provides spacious accommodation throughout with large reception room with seating/dining area enjoying views over the communal areas towards the South Downs, re-fitted kitchen and master bedroom having an en-suite shower room, second double bedroom with luxury guest bathroom.



Eversley Court is set within attractive and mature communal grounds within the Upperton area of Eastbourne. Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately one mile distant.

*** DESIRABLE EVERSLEY COURT DEVELOPMENT * WELL PRESENTED TWO BEDROOM THIRD/TOP FLOOR APARTMENT * RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES * TWO BEDROOMS - ONE WITH EN-SUITE SHOWER ROOM * FAMILY SHOWER ROOM * GARAGE * MATURE COMMUNAL GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * SECURITY ENTRYPHONE SYSTEM * REMAINDER OF 999 YEAR LEASE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



THE ACCOMODATION

Comprises:

Communal front door opening to:

COMMUNAL ENTRANCE HALL

With lift and stairs to all floors.

THIRD FLOOR LANDING

Private front door opening to:

HALLWAY

Radiator, security entry phone, linen/store cupboard.

LIVING ROOM

15'0 x 12'5 (4.57m x 3.78m)

uPVC windows to rear with views over the communal gardens, radiator, coved ceiling, television aerial point.

RE-FITTED KITCHEN

10'8 x 7'2 (3.25m x 2.18m)

Recently refitted with a range of colour matching eye and base level units with complimentary quartz worktop surfaces over. AEG four burner induction hob with stainless steel chimney extractor above, built-in stainless steel Siemens microwave, with stainless steel multi function oven below, integrated fridge and freezer, part tiled walls with complimentary floor tiling, windows to side with far reaching views.

MASTER BEDROOM

16'0 into bay x 10'6 (4.88m into bay x 3.20m)

Upvc bay window to rear with far reaching views, coved ceiling, built in mirror fronted double wardrobe, radiator.

EN-SUTE SHOWER ROOM/WC

7'7 x 4'10 (2.31m x 1.47m)

With a spacious shower cubicle with Aqualisa shower unit over, pedestal hand wash basin, low level wc extractor half tiled walls coved ceiling.

GUEST BEDROOM

11'0 x 7'0 (3.35m x 2.13m)

Upvc window to rear with extensive views, radiator, coved ceiling.

GUEST SHOWER ROOM/WC

7'2 x 6'8 (2.18m x 2.03m)

White suite with a double shower cubicle with thermostatic shower unit over, dual flush wc, pedestal hand wash basin with chrome mixer taps, half tiled walls in complimentary tiling, extractor, radiator.

ON-SITE GARAGE

17'7 max x 8'7 max

(Maximum measurements including depth of internal pillars, with up and over door, power and light. On approaching the garage block, the garage is the fourth along on the right hand side.

COMMUNAL GARDENS

Eversley Court is set within attractive mature communal gardens with areas of lawn and mature trees.

N.B.

We have been advised by our clients that the current maintenance charges are £2,510.00 per annum and the current managing agents are SHW (Stiles Harold Williams)
The term of lease is 999 years commencing 1st June 2001.

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Band 'D'

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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:

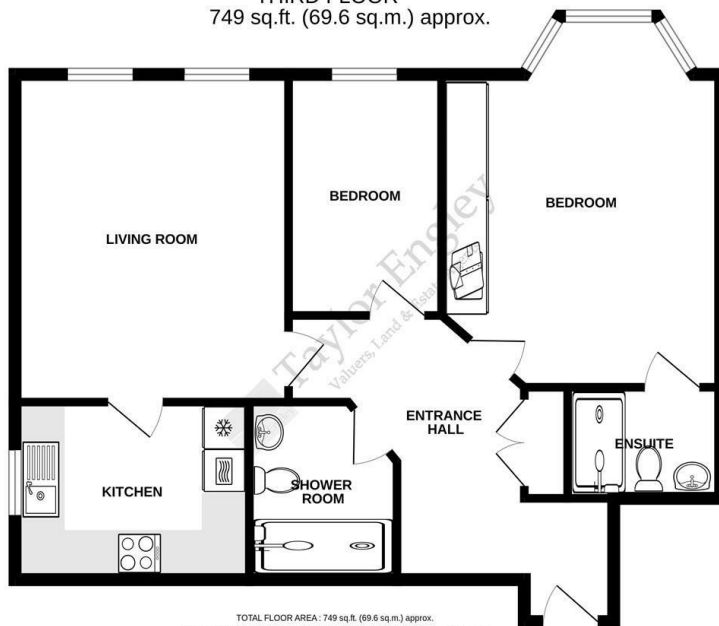
All appointments are to be made through TAYLOR ENGLY.



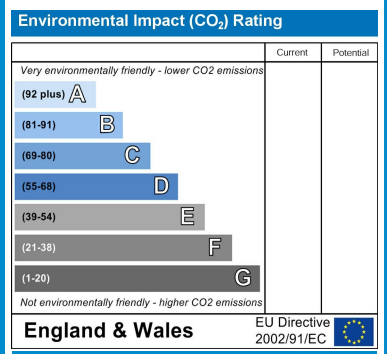
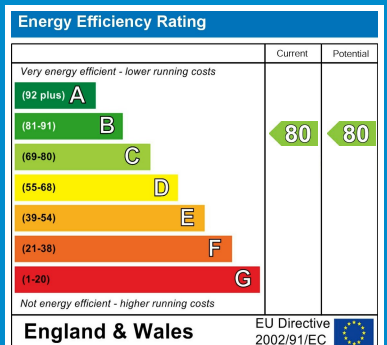




THIRD FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.
While 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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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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