

**Valuers, Land & Estate Agents**

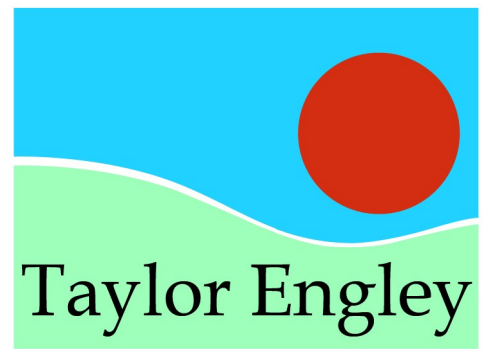
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**Flat 5 Farrington Court 16, Old Orchard Road, Saffrons, Eastbourne, East Sussex, BN21 1DB**  
**Price £209,950 Leasehold - Share of Freehold**

Taylor Engley are pleased to offer to the market this TWO BEDROOMED FIRST FLOOR APARTMENT ideally situated on the outskirts of Eastbourne's town centre. Available Chain Free, the property which is situated on the first floor of this purpose built block is accessible via a lift and has accommodation comprising: entrance hall, living room, 16' balcony, separate kitchen, two bedrooms and a bathroom. Although the property would benefit from modernisation it does have the benefit of a garage and a store cupboard. The property is also offered with a Share of the Freehold and a long lease.





**Farrington Court is ideally situated for Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station, which is situated at the end of the adjacent road.**

**\* COMMUNAL ENTRANCE HALL \* LIFT AND STAIRS \* PRIVATE ENTRANCE HALL \* LIVING/DINING ROOM \* SEPARATE KITCHEN \* TWO BEDROOMS \* BATHROOM \* 16'11 BALCONY \* GARAGE \* STORE CUPBOARD \* SHARE OF FREEHOLD \* CHAIN FREE \***



## **The accommodation**

Comprises:

Communal front door opening to:

### **Communal Entrance Hall**

Lift and stairs rising to L

### **First Floor**

Private front door opening to:

### **Hall**

Radiator, cupboard housing fuses, cupboard housing hot water tank and cold water tank.

### **Living Room**

19'10 x 10'10 (6.05m x 3.30m)

Radiator, window to side, door opening to:

### **Balcony**

16'11 x 4'9 narrow to 3'2 (5.16m x 1.45m narrow to 0.97m)

Enjoying a south westerly aspect.

### **Kitchen**

15'5 x 6'11 (4.70m x 2.11m)

Having the original selection of eye and base level units, space for cooker, fridge freezer and washing machine, stainless steel sink unit with mixer tap, part tiled walls, radiator, window to rear.

### **Bedroom 1**

14'9 x 9'11 (4.50m x 3.02m)

Having fitted wardrobes, radiator, window to side.

### **Bedroom 2**

15'4 x 8'11 (4.67m x 2.72m)

Fitted wardrobe, window to side.

### **Bathroom**

White suite comprising bath with mixer tap, washing machine, wash hand basin, low level wc, radiator, part tiled walls, window to front.

## **Garage**

Upon entering the car park at the rear of the block (From Arlington Road), the garage is the first one on the right hand side.

## **Store Cupboard**

Situated adjacent to the front door of the flat.

## **N.B**

We have been advised that the property is offered with a share of the Freehold with the remainder of a 999 year lease from 25th December 1968.

The quarterly service charge is £354.29.

The quarterly sinking fund contribution is £193.68

The garage is liable for a share of the insurance premium. For 2021 the share is £20.46.

## **COUNCIL TAX BAND:**

Council Tax Band - band 'B' £1643.54

## **FOR CLARIFICATION:**

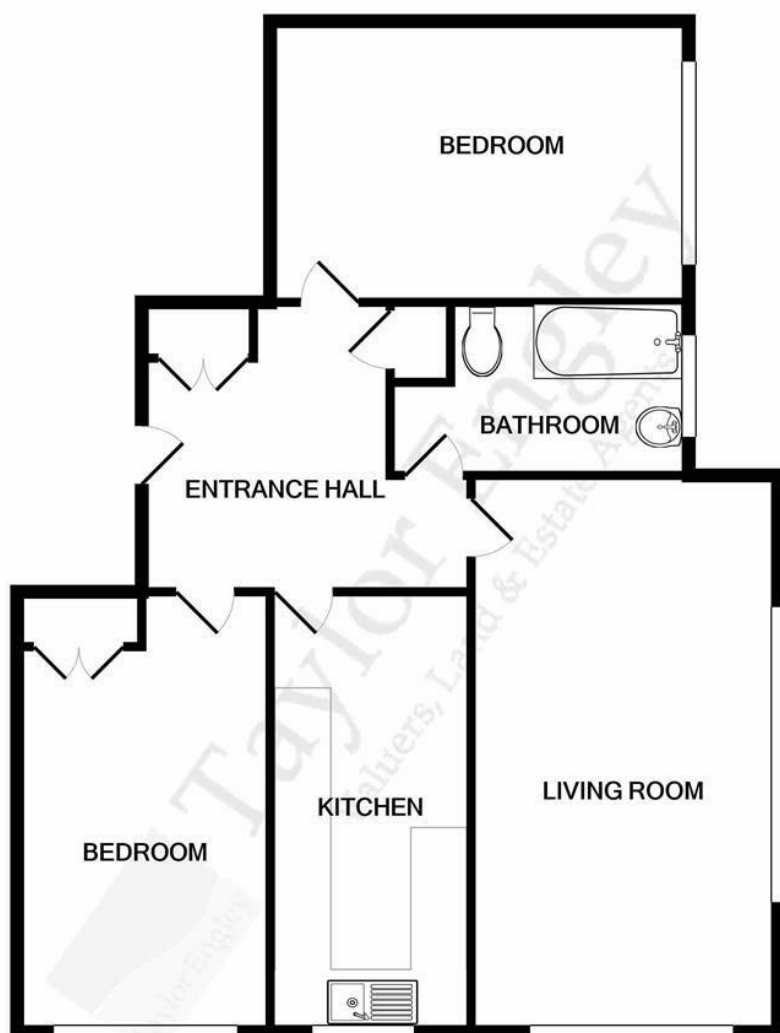
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE. Y.



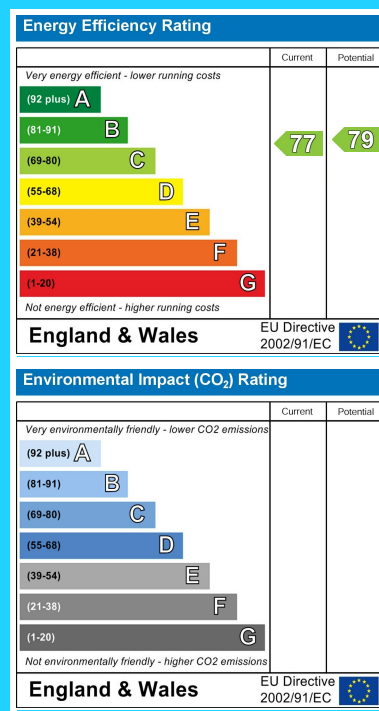




TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

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. 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 10.00 a.m - 4.00 p.m Sundays**

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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