

Valuers, Land & Estate Agents

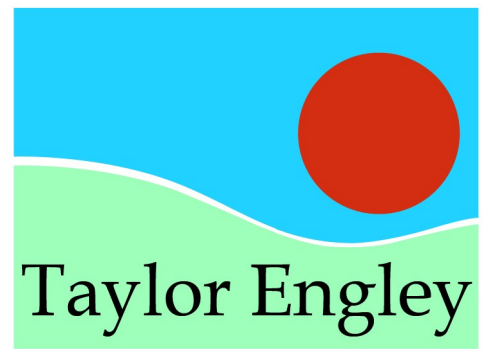
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Flat 4 37 Enys Road, Upperton, Eastbourne, East Sussex, BN21 2DH

Chain Free £210,000 Leasehold

Taylor Engley are delighted to offer to the market this **SPACIOUS TWO/THREE BEDROOMED FIRST FLOOR APARTMENT** situated in this attractive period property in the Upperton area of Eastbourne. Available Chain Free, the accommodation on offer comprises entrance hall, bay fronted living room, kitchen, two double bedrooms, study/bedroom 3, spacious bathroom and additional shower room. To the rear of building there is a communal garden and an allocated parking space.



The property is ideally situated for access to Eastbourne's town centre which is situated at the end of the adjacent road, just over a quarter of a mile distant.

*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * BAY FRONTED LIVING ROOM *
SEPARATE KITCHEN * TWO DOUBLE BEDROOMS * STUDY/BEDROOM 3 * SPACIOUS BATHROOM
* ADDITIONAL SHOWER ROOM * COMMUNAL GARDENS * ALLOCATED PARKING SPACE * CHAIN
FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Stairs rising to:

First Floor Landing

Private front door opening to:

Entrance Hall

Entry phone system, radiator, storage cupboard.

Living Room

14'5 into bay x 15'1 (4.39m into bay x 4.60m)
Radiator, bay window to front, door opening to:

Study/Bedroom 3

11'9 x 7'9 (3.58m x 2.36m)
Radiator, window to front.

Kitchen

9'7 x 6'8 (2.92m x 2.03m)
Having a selection of eye and base level units with work surface, stainless steel sink unit, space for cooker with extractor fan over, space for further appliances including washing machine, fridge and freezer, part tiled walls, fuse board. Opening to living room.

Bedroom 1

14'3 x 11'8 (4.34m x 3.56m)
Having fitted wardrobes, radiator, window to rear.

Bedroom 2

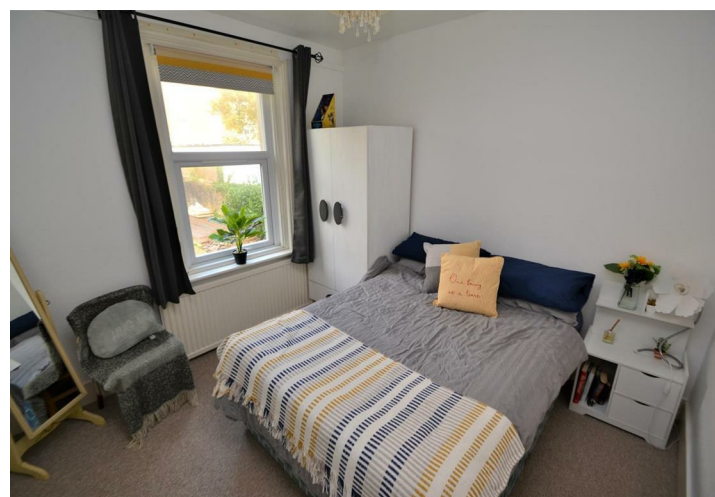
9'9 x 9'8 (2.97m x 2.95m)
Fitted wardrobe, radiator, window to rear.

Bathroom

White suite comprising roll top bath, low level wc, wash hand basin, tiled walls, radiator, window to rear.

Shower Room

Shower cubicle, wash hand basin, window to side.



Outside

Communal Gardens

Situated to the rear of the building.

Allocated parking space

Situated at the rear of the building, being space number 4.

N.B

The vendor advises us of the following:

The lease was extended to 99 years in 2004 (approximately 84 years remaining)
The current service charge is approximately £1200 per annum
The ground rent is £50 per half year.
Nicholson & Sons are the managing agents.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,643.54 until March 2022.

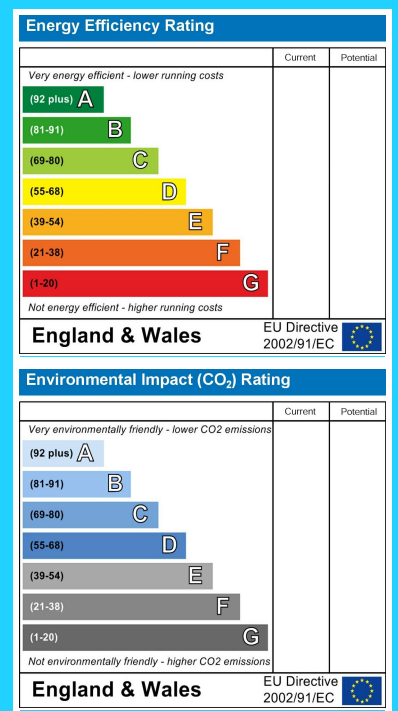
FOR CLARIFICATION:

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.





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

