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Taylor Engley



Flat 6, Benton Lodge South Cliff Avenue, Lower Meads, Eastbourne, East Sussex, BN20 7AH
Asking Price £179,500 Leasehold

A TWO BEDROOMED FIRST FLOOR APARTMENT, located just off the seafront in the favoured Lower Meads area of Eastbourne. The property is considered to provide spacious living accommodation and has the benefit of electric heating and a security entry phone system. The property is offered to the market chain free.



The property is located just off the seafront in the favoured Lower Meads area of Eastbourne. Some local shops can be found in the nearby Compton Street and theatres are within walking distance. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railways station is approximately half a mile distant.

*** FAVOURED LOWER MEADS LOCATION * JUST OFF MEADS SEAFRONT * SECURITY ENTRY PHONE SYSTEM * SITTING ROOM * KITCHEN/DINING ROOM * TWO BEDROOMS * BATHROOM/WC * ELECTRIC HEATING * CHAIN FREE * SHARE OF THE FREEHOLD * 999 YEAR LEASE UPON COMPLETION OF THE SALE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone with stairs rising to:

First Floor

Private front door opening to:

Hall

Built in store cupboard with light and window, built in cupboard housing consumer unit, airing cupboard housing cylinder and shelving, security entry phone, night storage heater.

Sitting Room

15'7 max x 11'10 max (4.75m max x 3.61m max)
Night storage heater, outlook to front.

Kitchen/Dining Room

12' max x 11'9 max (3.66m max x 3.58m max)
(12' max x 11'9 max including depth of fitted units).

Comprises, single drainer stainless steel sink unit, work surface with tiled splash back, range of base and wall mounted cupboards, Beko four ring ceramic hob, under counter electric oven, Beko washing machine, Fridgemaster fridge/freezer, wall mounter Newlec electric heater, outlook to rear.

Bedroom 1

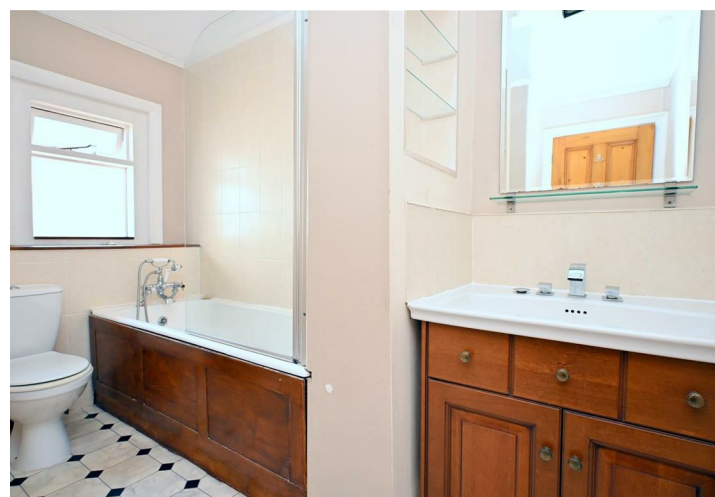
15'3 max x 11'10 max (4.65m max x 3.61m max)
Newlec electric heater, outlook to rear.

Bedroom 2

9'5 x 6'10 (2.87m x 2.08m)
Electric heater, outlook to front.

Bathroom

Bath with mixer tap and shower attachment and shower over, shower screen, wash hand basin with mixer tap set into cabinet with tiled splash back, low level wc, window to front.



NB

We are informed by our client of the following,

The property will benefit from a 999 year lease upon completion of the sale.

The sale will include a share of the freehold.

Service charge for 2025 is £211.16 per calendar month.

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

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

FOR CLARIFICATION:

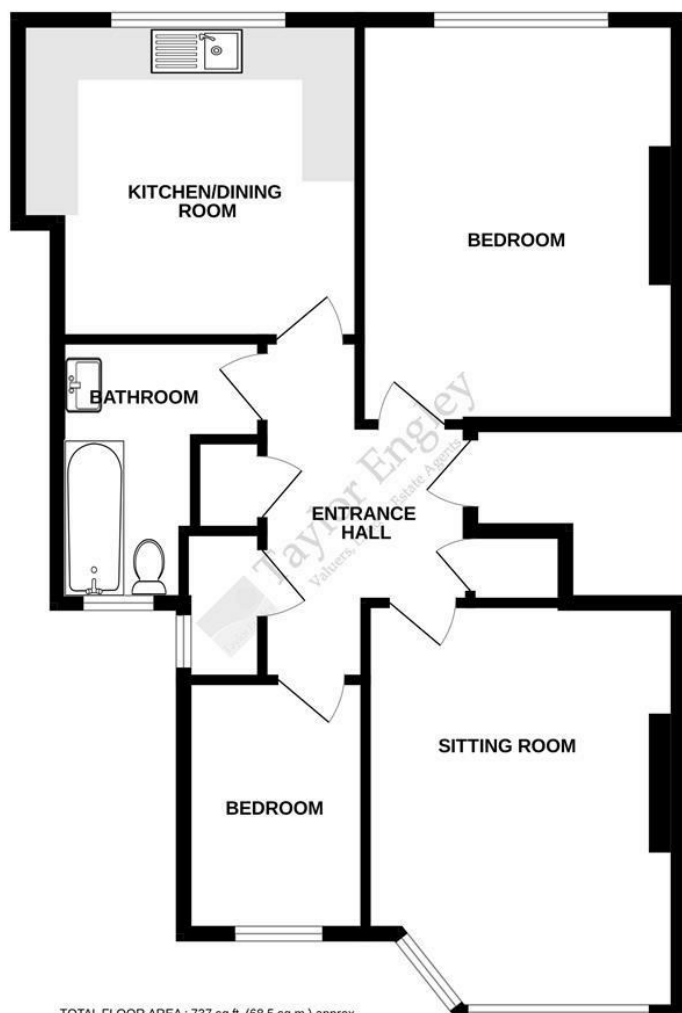
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

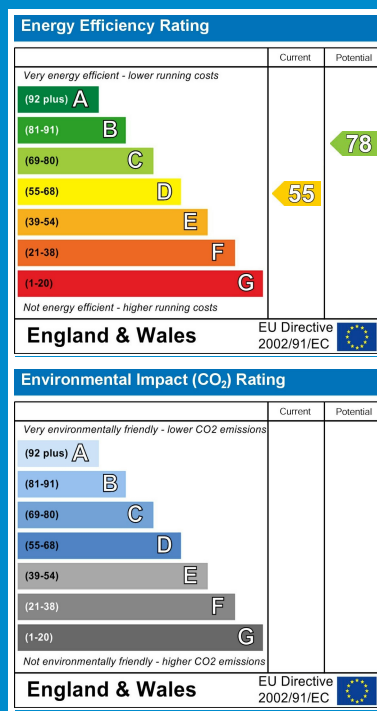


FIRST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

Whilst 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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