

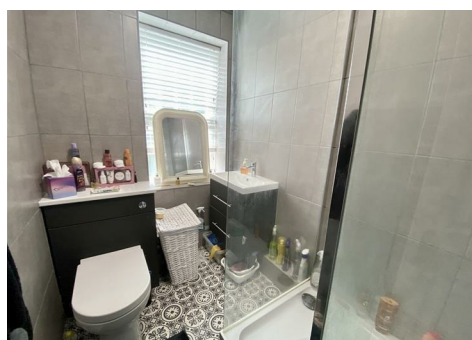
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Taylor Engley



Flat 1, Endcliffe Court 18 Chesterfield Road, Meads, Eastbourne, BN20 7NX
Price £229,950 Leasehold

This light and airy one bedroom ground floor flat is located within CLOSE PROXIMITY TO EASTBOURNE SEAFRONT AND MEADS VILLAGE SHOPS. Benefits include a modern fitted kitchen with integral appliances, a recently replaced front door, a modern fitted shower room, gas fired central heating and sealed unit double glazing. SHARE OF FREEHOLD * COMMUNAL GARDENS * LONG LEASE. EPC = D



*** ENTRANCE HALL * SITTING ROOM/DINING ROOM * MODERN FITTED KITCHEN * DOUBLE BEDROOM WITH BUILT-IN WARDROBES * MODERN FITTED SHOWER ROOM * COMMUNAL GARDENS ***



COMMUNAL ENTRANCE HALL

Recently replaced front door to:

ENTRANCE HALL

Built-in storage cupboard, airing cupboard.

SITTING ROOM/DINING ROOM

15'3 x 14'3 max (4.65m x 4.34m max)

Double aspect room with windows to side and rear, overlooking the garden, radiator.

KITCHEN

13'4 x 6'1 (4.06m x 1.85m)

Fitted with a modern range of built-in cupboards and drawers, built-in electric oven and hob with extractor hood over, sink unit, radiator, window with outlook to side, integral fridge freezer, dishwasher and washing machine.

BEDROOM

11'7 x 9'7 (3.53m x 2.92m)

Window with outlook to rear over the garden, radiator, built-in wardrobe cupboards.

SHOWER ROOM

Modern suite comprising large shower, WC, washbasin with drawers below, window to rear, heated towel rail.

COMMUNAL PARKING & GARDEN

Communal garden to rear, mainly laid to lawn with well stocked flowerbeds.

PLEASE NOTE:

We have been advised the lease is 999 years from 25 March 1964 and the flat comes with a share of the freehold. Peppercorn Ground Rent. Service Charge 01/07/25 - 30/09/25 £575.79.

(All details concerning the terms of the lease and outgoing 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

COUNCIL TAX BAND:

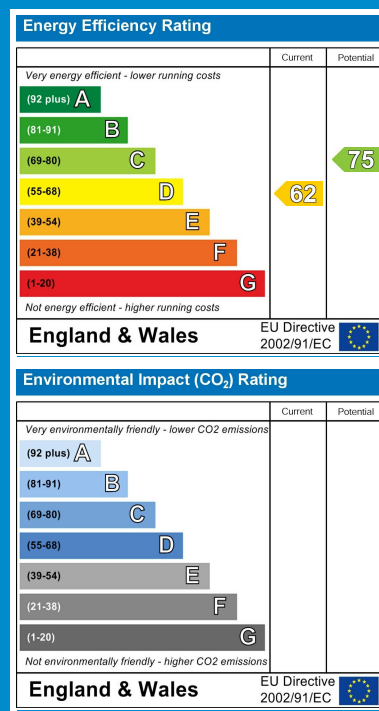
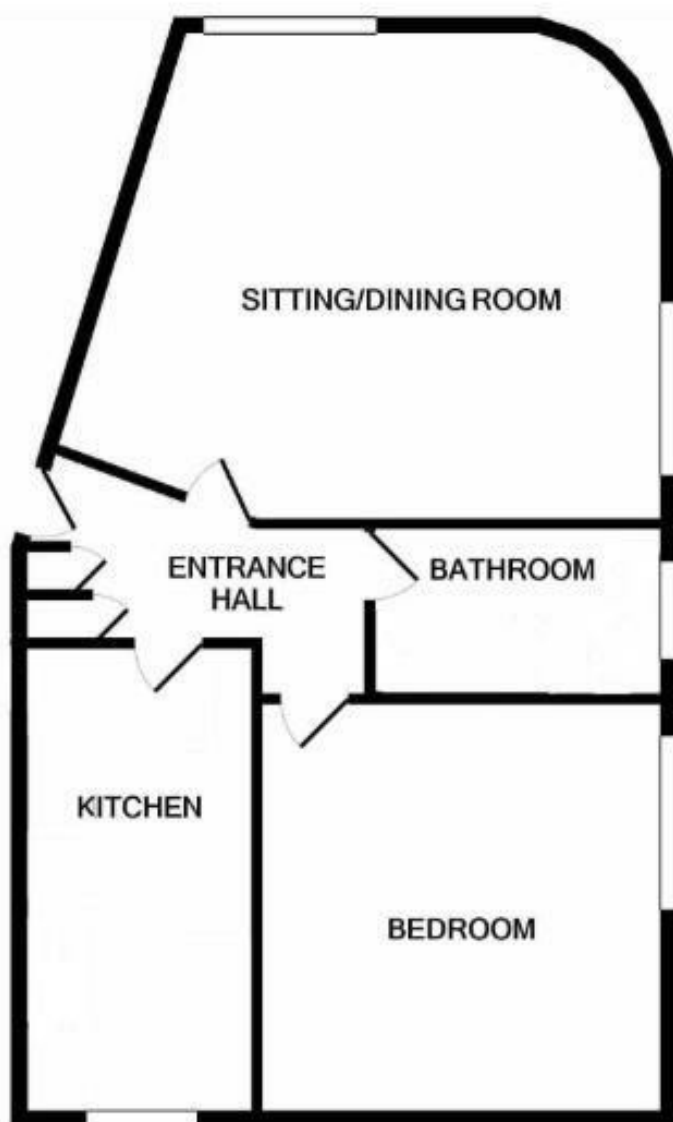
Council Tax Band - B

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.

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