

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

est. 1978



Taylor Engley



Flat 1 21, St. Annes Road, Upperton, Eastbourne, East Sussex, BN21 2AJ

£90,000 Leasehold - Share of Freehold

A SPACIOUS STUDIO APARTMENT forming part of this imposing detached character residence, located in the popular Upperton area of Eastbourne. This **GROUND FLOOR** apartment is offered with the benefit of double glazed windows, night storage heating and has features that include a bay fronted studio room, separate kitchen and bathroom, allocated car parking space and a Share of the Freehold. EPC=E.



The apartment is located in the favoured Upperton area of Eastbourne being approximately half a mile distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities, bus services and mainline railway station.

*** SPACIOUS GROUND FLOOR STUDIO APARTMENT * BAY FRONTED STUDIO ROOM * SEPARATE KITCHEN * BATHROOM * ALLOCATION CAR PARKING SPACE * SHARE OF FREEHOLD * DOUBLE GLAZED WINDOWS * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to communal entrance hall with security entry phone system.

Communal Entrance Hall

Private front door opening to:

Hall

Security entry phone, airing cupboard housing cylinder and shelving.

Studio Room

17'9 max x 13'11 max (5.41m max x 4.24m max) (13'11 max reducing to 10'3).

Two night storage heaters, wide bay window with outlook front.

Kitchen

8'3 max x 4'10 max (2.51m max x 1.47m max) (Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Lamona electric oven, Lamona four ring electric hob with extractor fan over, free standing Candy fridge/freezer, space and plumbing for washing machine, Beko washing machine, window with outlook to front.

Bathroom

Bath with mixer tap with shower attachment, shower screen, wash hand basin with mixer tap set into cupboard unit, low level wc, chrome effect electrically heated towel rail, part tiled walls, extractor fan.

Basement Store Cupboard

Outside

Allocated Car Parking Space

Number 1 - located to the rear of the building. On entering the parking area the parking space is the first on the right hand side.



N.B

We are informed by our client of the following,

Term of Lease From 29 September 1974 to 28 September 2163.

The sale of the property will include a share in the freehold.

Service Charge For the period 1 May 2023 to 30th April 2024 is £728.88. Being paid £364.44 per half year.

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

COUNCIL TAX BAND:

Council Tax Band - 'A' Eastbourne Borough Council - currently £1,610.97 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

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

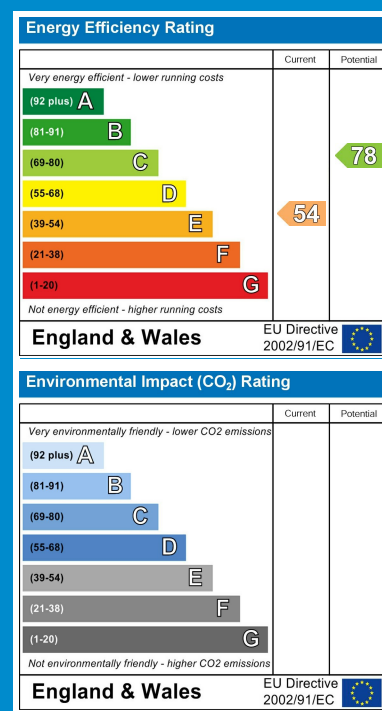
FOR CLARIFICATION:

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 ENGLE.





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