

Valuers, Land & Estate Agents

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Eastbourne
East Sussex BN21 4PJ

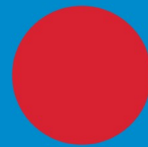
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Taylor Engley



13 Ringwood Court Seaside, Eastbourne, East Sussex, BN22 7RB

By Auction £150,000 Leasehold

BEING SOLD VIA SECURE SALE. TERMS AND CONDITIONS APPLY. STARTING OFFERS £150,000. A two bedroom third floor flat, with a modern fitted kitchen, balcony and far reaching views over Eastbourne to the South Downs. EPC = E



*** ENTRANCE HALL * LIVING ROOM * BALCONY * MODERN FITTED KITCHEN * TWO BEDROOMS *
BATHROOM * WC ***



COMMUNAL ENTRANCE HALL

Stairs or lift to third floor. Door to:

ENTRANCE HALL

Parquet flooring, radiator, cupboard housing fuse board and electric meters, entryphone system.

LIVING ROOM

12'11" x 11'8" (3.94m x 3.56m)

Radiator, double glazed window with outlook to front, parquet flooring, feature fireplace, door to:

BALCONY

With views over Eastbourne.

KITCHEN

10'4" x 8' (3.15m x 2.44m)

Fitted with a modern range of light grey cupboards and drawers, integral washing machine Rangemaster cooker with five ring gas hob and extractor hood over, sink unit, freestanding Blomberg fridge freezer, wall mounted gas boiler, double glazed window to side enjoying far reaching views across Eastbourne to the South Downs, wood effect work surfaces.

BEDROOM ONE

14'3" x 10'1" (4.34m x 3.07m)

Double aspect room with windows to front and side, radiator, tiled fireplace surround.

BEDROOM TWO

11'7" x 8'4" (3.53m x 2.54m)

Fitted with a range of built-in wardrobe cupboards, radiator, double glazed window with outlook to front.

BATHROOM

White suite comprising bath and washbasin, double glazed window to rear, airing cupboard.

WC

Low level WC, window to rear.

STORAGE/BIKE SHED

LEASE & OUTGOINGS

We have been advised the current ground rent is £10 per annum and the quarterly service charge due on the 25th of March 2025 was £785.66. The lease term: from the 29th of September 2007 to the 28th September 2158. (All details concerning the terms of the lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - A.

BROADBAND AND MOBILE PHONE CHECKER:

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

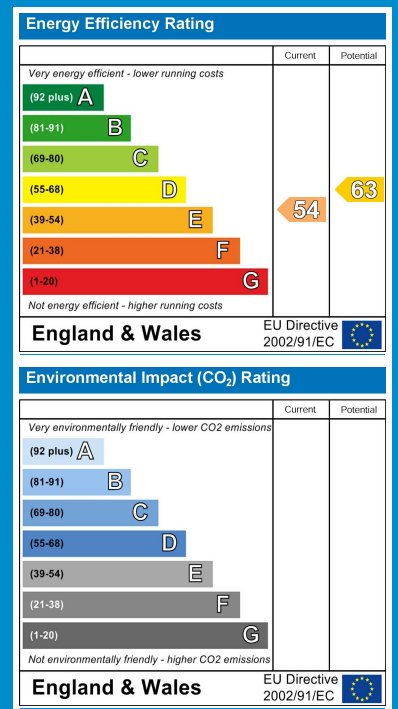
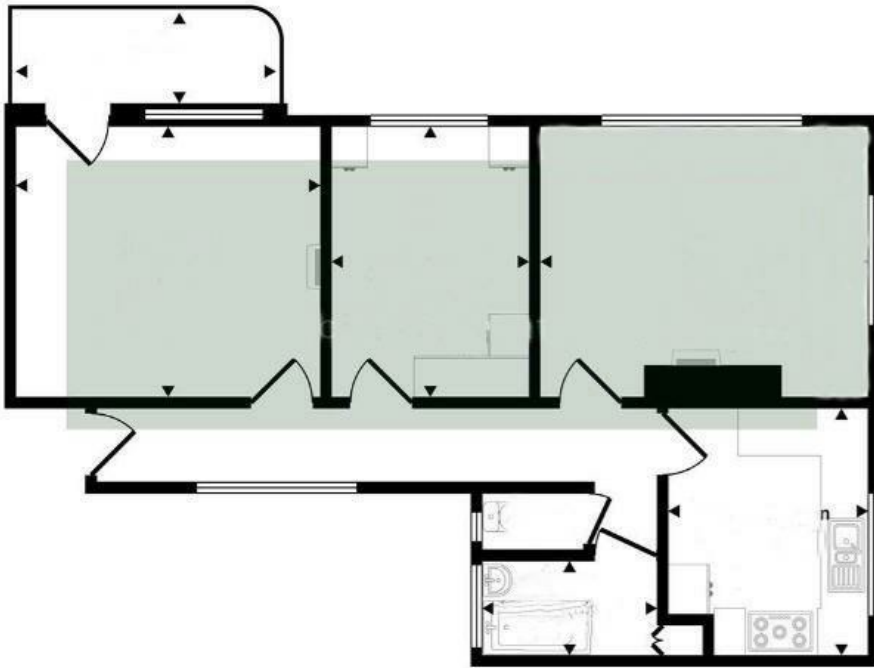
FOR CLARIFICATION:

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.





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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