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Taylor Engley



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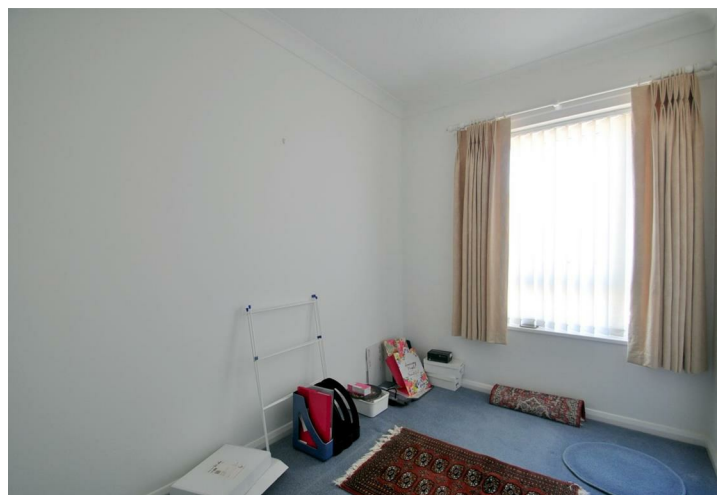
Asking Price £185,000 Leasehold

Taylor Engley are delighted to offer to the market this **TWO BEDROOMED FIRST FLOOR PURPOSE BUILT APARTMENT**, forming part of the popular Steeple Grange development, located within the Upperton area. The apartment is offered with the benefit of gas fired central heating, double glazed windows and has features that include a security entry phone system, living room with bay to rear, fitted kitchen with integrated oven and hob, a garage and the remainder of a 999 year lease. The property is being offered to the market Chain Free. EPC=C



The apartment is located in the popular Upperton area of Eastbourne and bus services serve the local area. Eastbourne's town centre is approximately one mile distant offering a comprehensive range of shopping facilities and mainline railway station.

*** POPULAR UPPERTON AREA * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS *
REMAINDER OF 999 YEAR LEASE * SECURITY ENTRY PHONE SYSTEM * LIVING ROOM *
KITCHEN * TWO BEDROOMS * BATHROOM * GARAGE * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone system, stairs rising to:

First Floor

Private front door opening to:

Entrance Hall

Radiator, security entry phone, built-in storage cupboard with shelving, built-in linen cupboard with shelving.

Living Room

17'7 max into bay x 14' (5.36m max into bay x 4.27m)
(17'7 into bay reducing to 14'8)
Radiator, bay window with outlook to rear.

Fitted Kitchen

11'2 max x 5'8 max (3.40m max x 1.73m max)
(Maximum measurements including depth of fitted units)
Comprises single drainer sink unit with mixer tap, range of base and wall mounted cupboards, space and plumbing for washing machine, Hotpoint washing machine, Bosch free standing fridge/freezer, Neff electric under counter oven, Neff four ring ceramic hob, wall mounted cupboard housing Viessmann wall mounted gas fired boiler, tiled floor, radiator, window to rear.

Bedroom 1

10'7 max x 9'9 max (3.23m max x 2.97m max)
(10'7 max wall to wall measurement reducing to 8'6 to cupboard front)
Double and single wardrobe cupboards, radiator, outlook to side.

Bedroom 2

10'9 max x 6'6' max (3.28m max x 1.98m' max)
(10'9 max into door recess reducing to 8'8 to cupboard front)
Double fitted wardrobe cupboard, radiator, outlook to side.

Bathroom

Bath with mixer tap and Mira shower unit over, shower screen, pedestal wash hand basin, low level wc, wall mounted medicine cabinet, tiled walls, tiled floor, heated towel rail, Xpelair extractor fan.

Outside



Garage

15'5 max x 7'10 max (4.70m max x 2.39m max)
(15'5 max to up and over door)
Maximum measurements provided including depth of internal pillars, fittings and structures.
Number 7, personal door to side, up and over door to front.
On entering the garage block, the garage is the first garage on the right hand side.

N.B

We are informed by our client that the term of lease is 999 years from 1st June 1981.

Service Charge for period 1 April to the 30 June 2025
£600.00

Annual ground rent is £6.

Managing Agents are Southdown Residential Estates & Property Management.

(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 ENGLE.

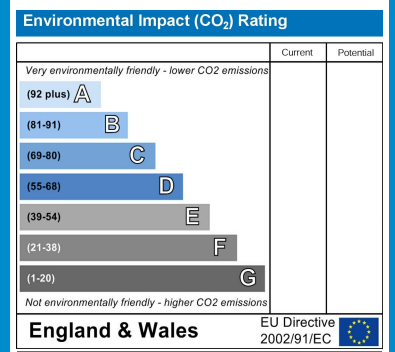
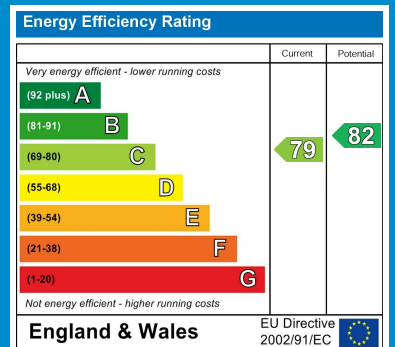


FIRST FLOOR
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.1 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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