

Valuers, Land & Estate Agents

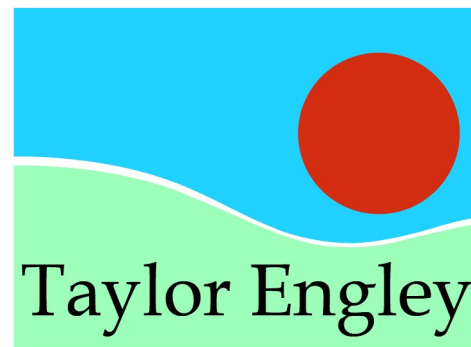
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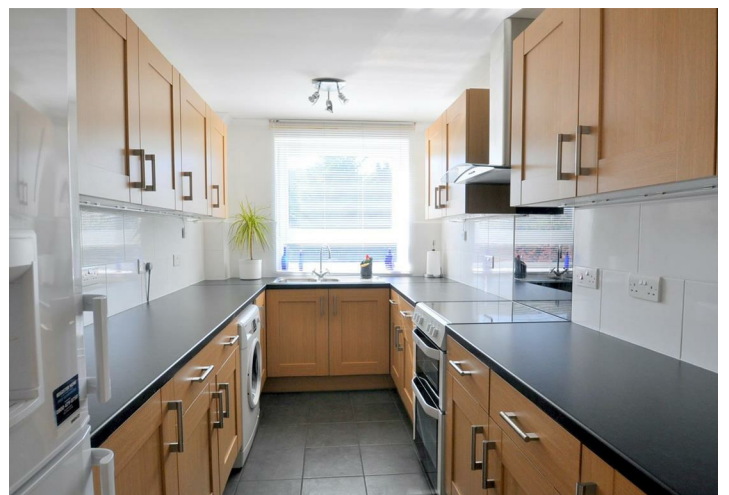
Flat 16, The Lawns Hoo Gardens, Willingdon Village, Eastbourne, East Sussex, BN20 9AU
Guide Price £195,000 Leasehold - Share of Freehold

An excellent opportunity arises to acquire this well presented ONE BEDROOMED TOP FLOOR APARTMENT, located in the highly sought after Willingdon Village area. The apartment is considered to be in very good decorative order and has the benefit of electric heating and double glazed windows. Features include a 19'5 x 12' sitting/dining room, balcony enjoying west to south westerly aspect, fitted kitchen, double bedroom and bathroom/wc. There is a lock-up basement store cupboard, attractive communal gardens and a garage in an adjacent block. The sale includes a Share of the Freehold and the property is being offered to the market Chain Free.



The property occupies a most desirable location close to the picturesque Willingdon Village with the attractive St. Mary's Church, Thai restaurant, Post Office and two Public Houses. The South Downs National Park is within walking distance and bus services pass along the nearby Willingdon Road and Kings Drive. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two and a half miles distant. Mainline railway stations can also be found in Hampden Park and at Polegate. Further local amenities include the Willingdon Golf Course and David Lloyd's Leisure Club.

*** TOP FLOOR APARTMENT IN DESIRABLE WILLINGDON VILLAGE LOCATION * WEST TO SOUTH WESTERLY FACING BALCONY * 19'5 X 12' SITTING/DINING ROOM * FITTED KITCHEN * DOUBLE BEDROOM * BATHROOM/WC * BASEMENT LOCK-UP STORE CUPBOARD * ATTRACTIVE COMMUNAL GARDENS * GARAGE IN NEARBY BLOCK * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE * SHARE OF FREEHOLD AND LONG LEASE TERM ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

With stairs rising to:

Top Floor

Front door opening to:

Entrance Hall

Security entry phone system, deep built-in storage cupboard with shelving and light, three small storage cabinets, wall mounted electric heater.

Sitting/Dining Room

19'5 x 12' (5.92m x 3.66m)

Two wall mounted electric heaters, outlook to rear and door opening to balcony.

Balcony

The balcony enjoys a south westerly aspect and overlooks the attractive communal gardens.

Fitted Kitchen

12'4 max x 7'1 max (3.76m max x 2.16m max)

(Maximum measurements including depth of fitted units).

Comprises single drainer stainless steel one and a half bowl sink unit, work surface with tiled splashback, range of wall mounted cupboards and base units, space and plumbing for washing machine, space for slot-in cooker, fitted extractor fan, space for fridge/freezer, tiled floor, outlook to rear.

Double Bedroom

12'6 x 9'11 (3.81m x 3.02m)

Built-in wardrobe cupboard, wall mounted electric heater, outlook to rear.

Bathroom

White suite comprises bath with mixer tap and shower over, shower screen, pedestal wash hand basin, low level wc, electrically operated towel rail, wall mounted mirror, tiled walls, tiled floor, built-in cupboard housing cylinder.

Basement Store Cupboard

Number 16.

Garage In Block

17'3 x 8'8 (5.26m x 2.64m)

Number 32.

(Maximum measurements provided).

Up and over door to front.

Communal Gardens

To the rear of the block there are attractive lawned communal gardens with a variety of established shrubs and trees.

N.B

We are informed by our client of the following:

The apartment is Leasehold and the sale will include a Share of the Freehold.

Lease term from the 1st May 1967 - 14th June 2964.

The Managing agents are Streddar Pearce.

Maintenance due 25.12.2024 for one quarter in advance £550.00

Water Charges for the period 01.04.2024 - 25.09.2024 £47.45

Waste Water charges for the period 01.04.2024 - 25.09.2024 £62.16.

Ground rent due 25.03.2025 for half year in advance £17.50.

We are informed by our clients that the block is due to undergo roof works and that our clients have paid their proportion towards the cost of these works.

(All details concerning the terms 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:

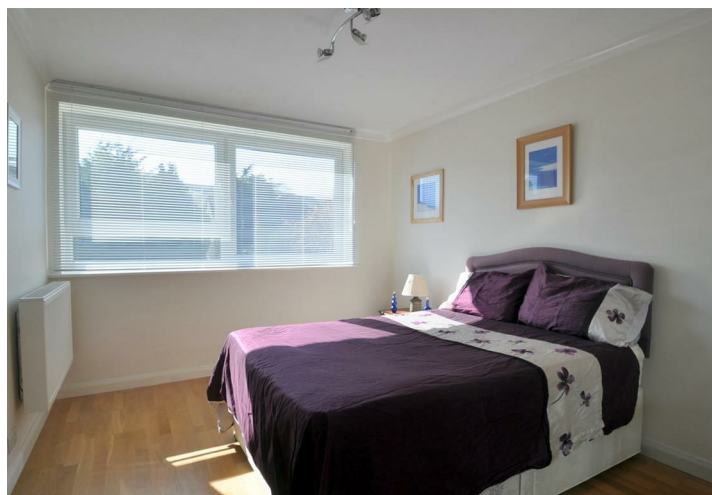
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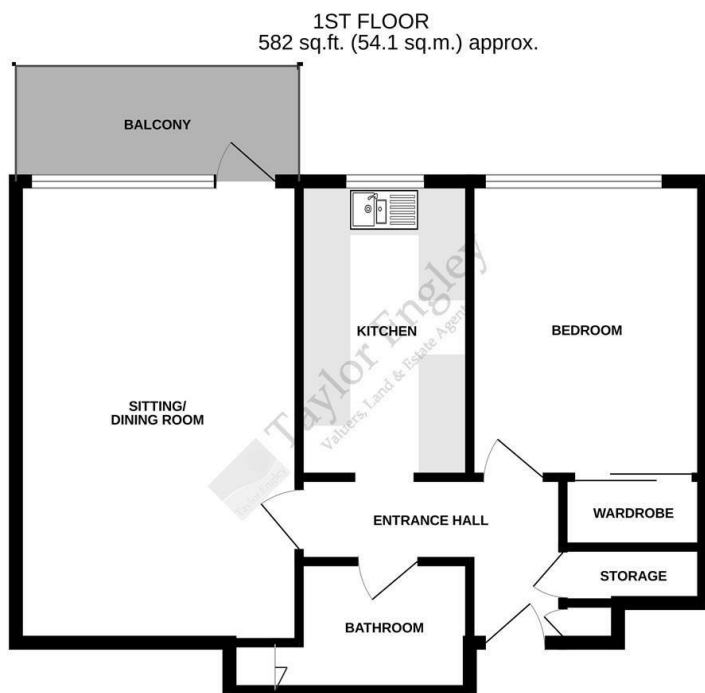
FOR CLARIFICATION:

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.

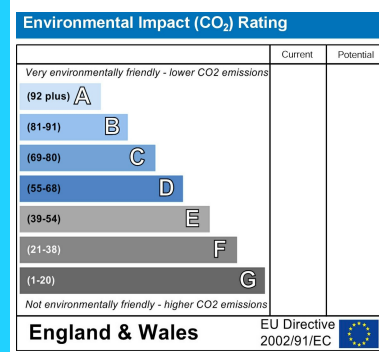
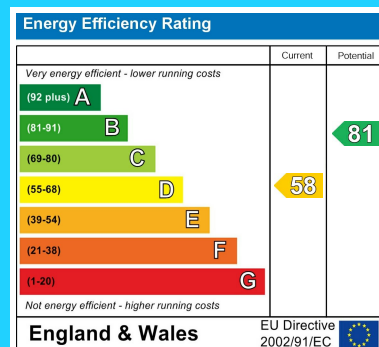
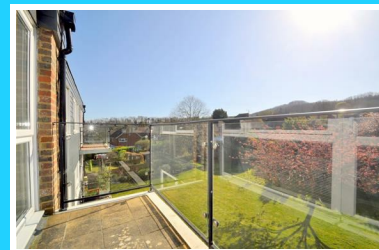
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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