

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

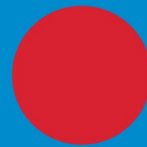
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est. 1978



Taylor Engley



Flat 2, 56 Grove Road, Little Chelsea, Eastbourne, BN21 4UD

Price £125,000 Leasehold

Taylor Engley are pleased to bring to the market this CHAIN FREE one bedroom ground floor apartment situated in the highly sought after Little Chelsea area of Eastbourne. The property benefits from a modern fitted kitchen and bathroom, private entrance, double glazing and gas fired central heating. EPC = C



*** LIVING ROOM * KITCHEN * BEDROOM * SHOWER ROOM ***

*** LOCATED WITHIN WALKING DISTANCE TO THE MAINLINE RAILWAY STATION AND TOWN CENTRE AMENITIES ***



FRONT DOOR TO:**LIVING ROOM**

13'4" x 8' (4.06m x 2.44m)

Double glazed window with outlook to rear, radiator.

INNER HALLWAY

Gas boiler, radiator, two double glazed windows with outlook to side.

KITCHEN

7'10" x 4'11" (2.39m x 1.50m)

Fitted with a range of built-in cupboards and drawers, worksurfaces, built-in oven and hob with extractor over, sink unit.

SHOWER ROOM

Suite comprising low level WC, washbasin, shower.

BEDROOM

9'8" x 8'9" (2.95m x 2.67m)

Double glazed window with outlook to rear, radiator, built-in storage cupboard.

LEASE & OUTGOINGS

The lease is 125 years from the 30th April 2013.

Ground Rent: Peppercorn (less than £100 annually).

Maintenance: One fourth share of the total building costs, plus an administration fee, last years payment was £200. (All details concerning the terms of the lease and outgoings 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 A.

FOR CLARIFICATION:

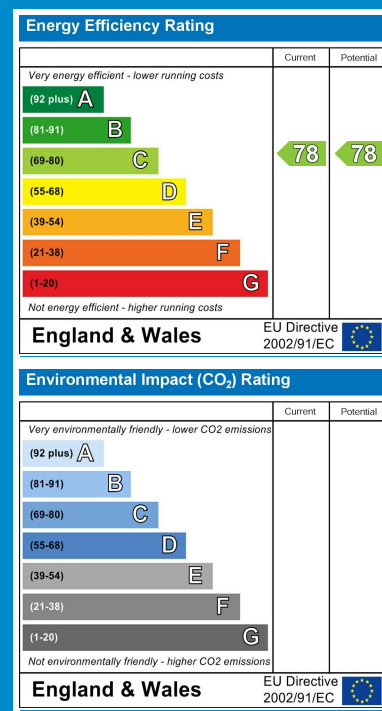
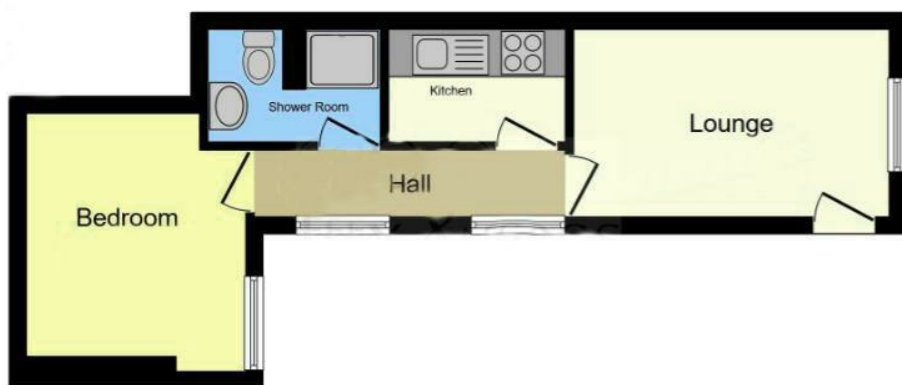
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor

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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