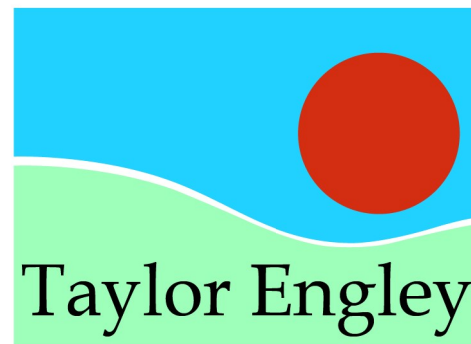


Valuers, Land & Estate Agents
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Flat 4, Helen Garden House 55, Jevington Gardens, Lower Meads, Eastbourne, East Sussex,
BN21 4EH

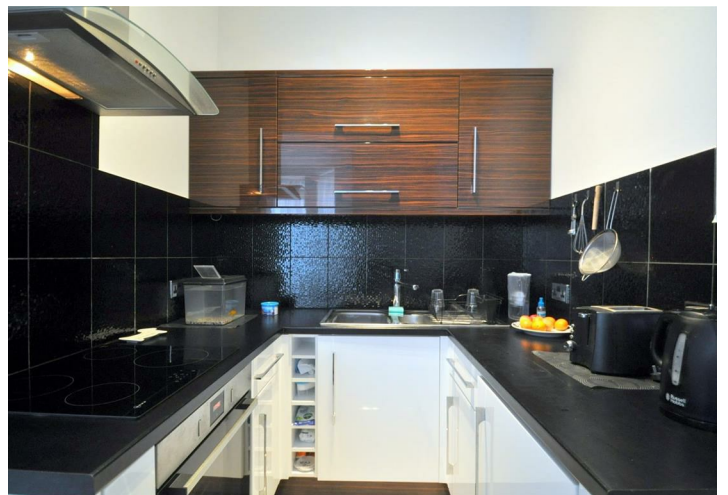
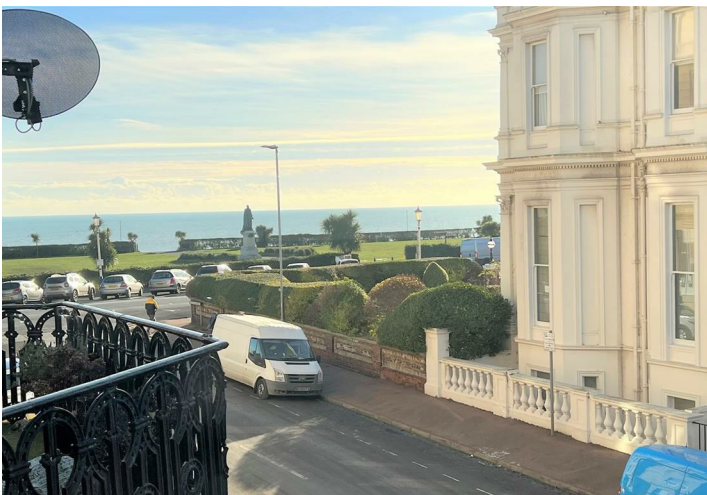
Asking Price £165,950 Leasehold

An opportunity arises to acquire this ONE BEDROOMED FIRST FLOOR CONVERTED APARTMENT, located in the favoured Lower Meads area. The building is situated just off Eastbourne's seafront and offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted living room with sea views, kitchen area with integrated oven and hob, double bedroom and a bathroom. The apartment offered to the market Chain Free. EPC=C



The property is located in the favoured Lower Meads area of Eastbourne being opposite the Grand Hotel, just off the seafront. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately half a mile distant.

*** BAY FRONTED FIRST FLOOR APARTMENT WITH SEA VIEW * LIVING ROOM OPEN PLAN TO KITCHEN AREA * DOUBLE BEDROOM * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * CHAIN FREE * 189 YEAR LEASE FROM 1989 ***



The accommodation

Comprises:

Communal front door with security entry phone system opening to:

Communal Entrance Hall

Stairs rising to:

First Floor

Private front door opening to:

Entrance Area

Radiator, built-in cloaks cupboard with cupboard over and door to:

Hall

Security entry phone, built-in linen/storage cupboard.

Living Room Open Plan to Kitchen

Living Room Area

16'11" max x 13'5" max into bay (5.16m max x 4.11m max into bay)

Feature bay window to front with sea view, radiator, central heating thermostat, cupboard housing Visseman gas fired boiler and central heating programmer and having storage cupboard over, further built-in cupboard having plumbing for washing machine.

Kitchen Area

6'6 max x 5'11 max (1.98m max x 1.80m max) (Maximum measurements including depth of fitted units).

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, Neff electric oven, Neff four ring hob with extractor fan over, integrated fridge, part tiled walls.

Bedroom

12'8 x 11'1 (3.66m'2.44m x 3.38m)

Radiator, outlook to rear.

Bathroom

Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, radiator.

N.B

We are informed by our client of the following:

Term of lease is 189 years from 29th September 1989.

Managing agents are Eastbourne Lettings.

Service Charge for the period 25.12.2024 - 24.03.2025 is £280.95.

Ground rent is a peppercorn.

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

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

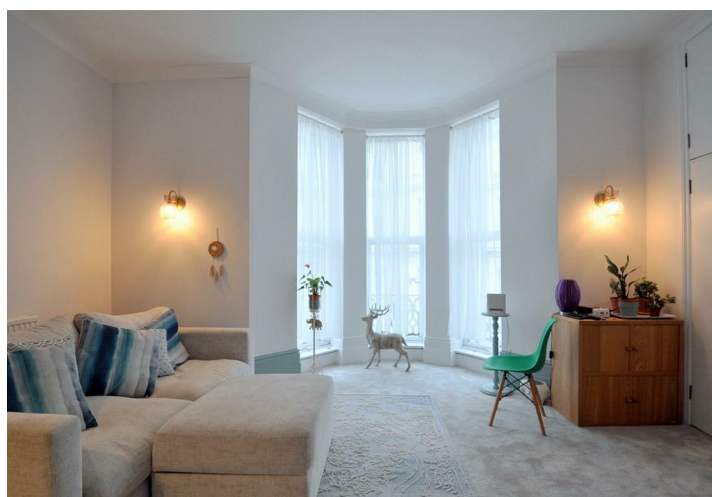
www.checker.ofcom.org.uk

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.

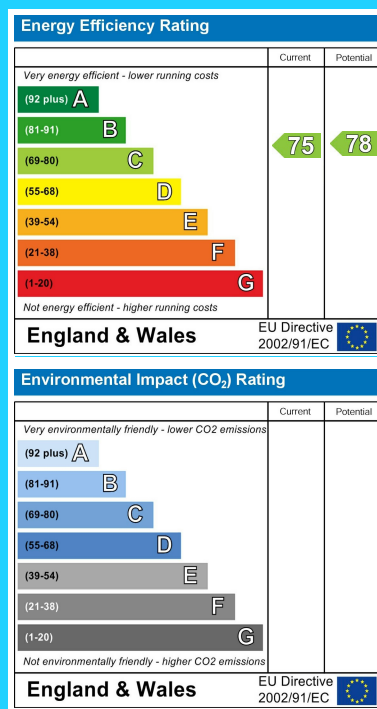


GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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.
Made with Metropix 5/2022



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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