

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

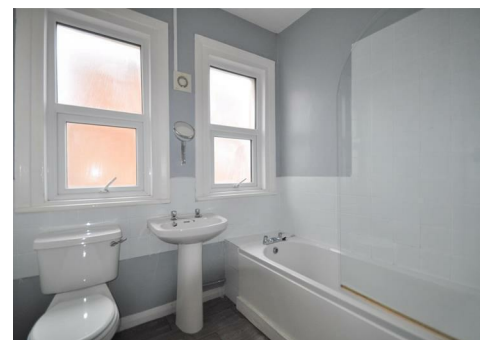
[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)

est. 1978



**Taylor Engley**



**Flat 8 Pembroke House 8-10, Upperton Road, Eastbourne, East Sussex, BN21 1EN**

**Price £185,000 Leasehold**

Taylor Engley are pleased to offer to the market this **SPACIOUS TWO BEDROOMED SECOND (TOP) FLOOR APARTMENT** forming part of this character building, located in the Upperton area of Eastbourne. The property is offered **CHAIN FREE** and has the benefit of double glazed windows and electric heating. The accommodation features a 17'4 x 16' living room, 17'5 x 16'3 principal bedroom and an attic room. The property is also being offered with the advantage of a new 999 year lease from the date of completion. EPC = E



**Pembroke House occupies a most convenient location within the Upperton area being within just a few hundred yards of Eastbourne's town centre shopping facilities and mainline railway station.**

**\* COMMUNAL ENTRANCE HALL \* HALLWAY \* SPACIOUS LIVING ROOM \* SEPARATE KITCHEN \*  
TWO BEDROOMS \* BATHROOM \* ATTIC ROOM \***



## Communal Entrance Hall

Security entry phone system, stairs rising to:

## Second (Top) Floor

Front door opening to:

### Hallway

Split level hall, security entry phone system, walk-in cloaks/store cupboard with light and having further door opening into additional cupboard space housing water cylinder, electric meter and consumer unit.

Door from hall to:

### Living Room

17'4 x 16'1 (5.28m x 4.90m)

Spacious room with fitted cupboard having shelving, Creda wall mounted electric heater, two double glazed windows with outlook to front.

### Kitchen

16'4" x 8'5" to chimney breast (5.00m x 2.57m to chimney breast)

Comprises single drainer stainless steel sink unit, work surface with base units below, wall mounted cupboards, space and plumbing for washing machine, Beko slot-in oven, built-in cupboard with shelving, further built-in cupboard with shelving and fixed window, double glazed window and door to rear, door opening onto balustrade/Juliet style balcony.

### Bedroom 1

17'5 x 16'3 (5.31m x 4.95m)

Spacious principal bedroom having built-in wardrobe cupboard, wall mounted electric heater, two double glazed windows with outlook to rear.

### Bedroom 2

16'6 x 9'4 max (5.03m x 2.84m max)

(9'4 max including depth of chimney breast)

Storage heater, double glazed window with outlook to front.

## Bathroom

Bath with mixer tap and Mira shower unit over, pedestal wash hand basin, low level wc, electrically heated towel rail, Dimplex electric fan heater, two double glazed windows to side.

Door from hall opening to stairs rising to:

## Attic Room

19'1 max x 13'10 max (5.82m max x 4.22m max)

(19'1 max including depth of staircase)

Measurements exclude dormer recess. dormer window with outlook to side.

## N.B

We have been advised that the flat will come with a new 999 year lease, no ground rent will be payable. The quarterly service charge due for the period 1st of April to the 30th of June 2025 is £519.69.

(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](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

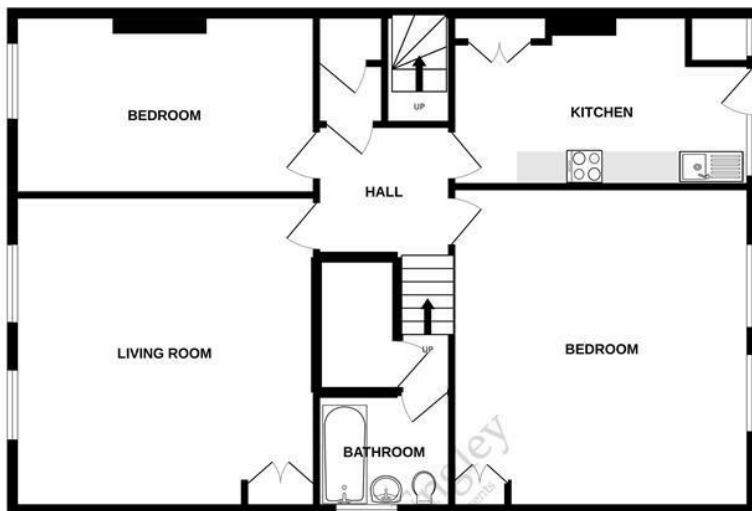
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

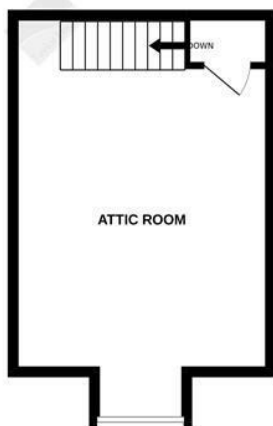
All appointments are to be made through TAYLOR ENGLEBY.



MAIN FLOOR  
1038 sq.ft. (96.5 sq.m.) approx.

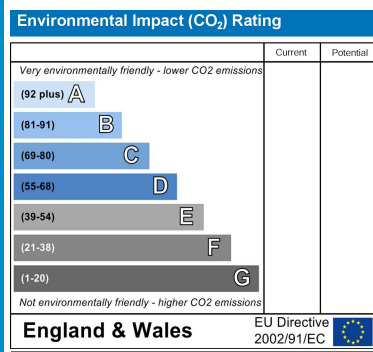
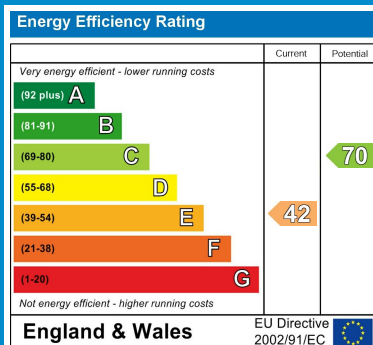


ATTIC ROOM  
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1321 sq.ft. (122.8 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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**