

Valuers, Land & Estate Agents

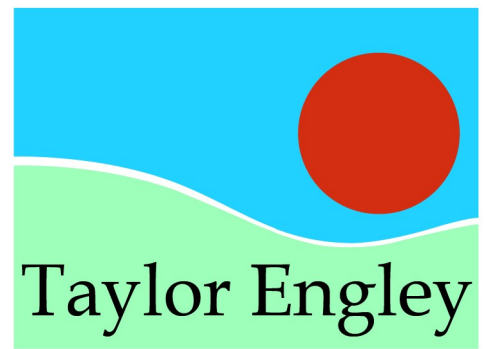
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11 Riverbourne House Belmore Road, Seaside, Eastbourne, East Sussex, BN22 8AZ
Chain Free £110,000 Leasehold

An excellent opportunity to purchase this well presented and **DECEPTIVELY SPACIOUS GROUND FLOOR WARDEN ASSISTED APARTMENT** in this favoured East of Town Centre location. The property is noted to benefit from sealed unit double glazing, communal gas fired central heating, lifeline pull cords in all principal rooms, there is an on-site warden between 9am and 5pm every workday and is considered to be in good decorative order throughout. The development additionally offers communal lounge, laundry room and communal gardens . Chain Free.



The apartment is located to the East of Town Centre. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront being within close proximity.

*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * KITCHEN * LIVING/DINING ROOM * DOUBLE BEDROOM * SHOWER ROOM * COMMUNAL FACILITIES INCLUDE: LAUNDRY ROOM AND COMMUNAL LOUNGE * COMMUNAL GARDENS * LARGE TWO PERSON APARTMENT * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to communal entrance lobby having security entry phone system.

Communal Entrance Lobby

Lift and stairs to all floors. Private front door opening to:

Hall

Spacious storage cupboard, Lifeline pull cord, security entry phone, smoke alarm.

Living Room

19'11 x 10'1 (6.07m x 3.07m)

Upvc bay window to side, radiator, television and satellite points, telephone point, Lifeline pull cord.

Kitchen

7'4 x 6' (2.24m x 1.83m)

White high gloss built-in cupboards with beech roll top counter, ample storage with large carousel corner cupboard under, one and a half bowl stainless steel sink unit, slot in for fan oven with ceramic hob, fridge freezer, extractor, part tiled walls.

Bedroom

14'2 x 9' (4.32m x 2.74m)

Upvc window to side, Lifeline pull cord, radiator, built-in double wardrobe.

Shower Room

7'4 x 5'9 (2.24m x 1.75m)

Double shower cubicle with inset Mira advance thermostatic shower unit over, close coupled wc, half tiled walls, wash hand basin with chrome fittings, radiator.

Communal Facilities

Include a residents lounge and laundry room.

Communal Gardens

N.B

We have been advised that the current maintenance charges are £3443.71 per annum and ground rent is £10.00 per annum

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

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,794.93 until March 2024 (£1,346.20 for single person until March 2024).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

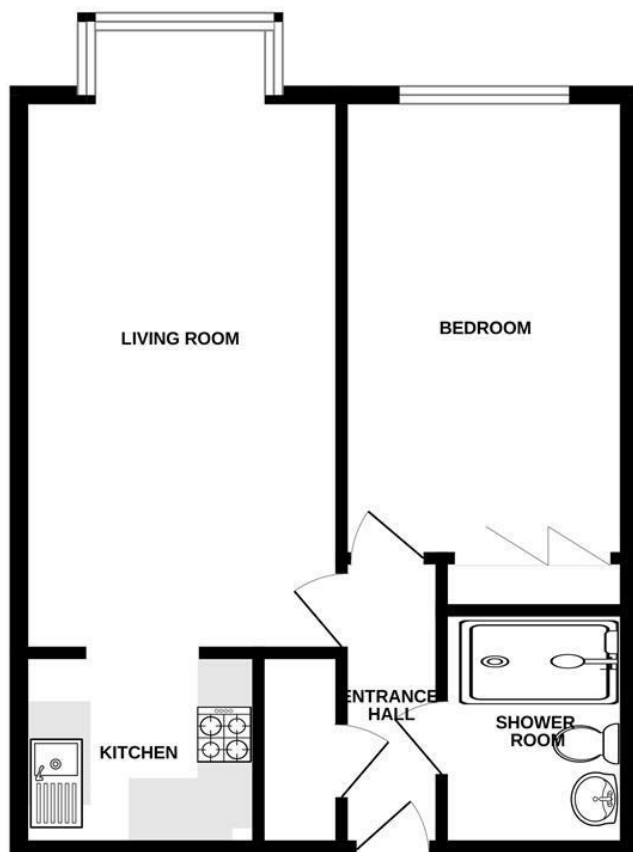
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 475 sq.ft. (44.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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