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**Taylor Engley**



**Flat 6, Baslow Court 25 Baslow Road, Meads, Eastbourne, East Sussex, BN20 7UL**  
**Guide Price £235,000 Leasehold**

**ENJOYING FAR REACHING VIEWS TOWARDS THE COAST** - a well presented **TWO BEDROOMED FIRST FLOOR APARTMENT** forming part of the desirable Baslow Court Development, located in the Meads area of Eastbourne. The apartment is considered to provide spacious living accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a balcony to rear taking full advantage of the far reaching views, spacious double aspect living room, fitted kitchen/breakfast room, two bedrooms, en-suite bathroom, separate shower room, garage and communal gardens.





**The apartment is situated in the sought after Meads area of Eastbourne being approximately half a mile distant from local shopping facilities in Meads Street and Meads Seafront. Eastbourne's town centre is approximately one and a half miles distant and offers a comprehensive range of shopping facilities and mainline railway station.**

**\* ENJOYING FAR REACHING VIEWS TOWARDS THE COAST \* SPACIOUS DOUBLE ASPECT LIVING ROOM \* BALCONY \* FITTED KITCHEN/BREAKFAST ROOM \* TWO BEDROOMS \* EN-SUITE BATHROOM \* SEPARATE SHOWER ROOM \* GARAGE \* SECURITY ENTRY PHONE SYSTEM \* 150 YEAR LEASE FROM SEPTEMBER 2012 \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

With security entry phone system, passenger lift or stairs down to:

### First Floor

Front door opening to:

#### Entrance Hall

Security entry phone, built-in cupboard housing electric meter, consumer unit and gas meter, built-in store/cloaks cupboard, built-in linen cupboard with space for tumble dryer, if desired, central heating programmer, radiator.

#### Living Room

20' max to patio door x 11'11 (6.10m max to patio door x 3.63m)

Spacious double aspect room with far reaching views having window to side and patio door to rear, fireplace with fitted electric fire, radiator, patio door opening to balcony.

#### Balcony

11'4 max x 4'9 max to patio door (3.45m max x 1.45m max to patio door)

Enjoying excellent far reaching views towards the coast, outside light.

#### Kitchen/Breakfast Room

12'10 max x 7'11 max (3.91m max x 2.41m max)

(Maximum measurements including depth of fitted units)

Comprises circular sink unit with mixer tap over and circular drainer, work surface with range of base units below, wall mounted cupboards, Beko under counter electric oven, Beko four burner gas hob with extractor fan over, integrated Bosch washing machine, space for fridge/freezer, wall mounted cupboard housing Worcester gas fired boiler, outlook to side.

#### Bedroom 1

14' x 11'5 (4.27m x 3.48m)

(Measurements exclude entrance area)

Entrance area having two double built-in wardrobe cupboards and door to en-suite.

Bedroom area having radiator and far reaching views towards the coast.

#### En-Suite Bathroom

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

#### Bedroom 2

10'10 + door recess x 8'9 (3.30m + door recess x 2.67m)

Double built-in wardrobe cupboard, radiator, outlook to front.

#### Separate Shower Room

Spacious shower cubicle, pedestal wash hand basin with mirror over, low level wc, part tiled walls, radiator, window to front.

#### Outside

#### Garage

17'9 max x 7'9 max (5.41m max x 2.36m max)

(17'9 max reducing to 17'2)

Maximum measurements include depth of any internal fittings and pillars.

Situated in block to rear having up and over door and light.

On approaching the garage block, the garage is the 6th garage along on the left hand side.

#### Communal Gardens

Baslow Court is set within communal gardens having mature trees and shrubs and areas of lawn.

#### N.B

As at April 2025 we are informed by our client of the following:

The term of lease is 150 years from 29th September 2012.

The managing agents are Prestige Property Management (south) Ltd.

Service charge for the period 25th March 2025 - 23 June 2025 is £800

Ground Rent 25 March to 28 September 2025 £75.

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

#### COUNCIL TAX BAND:

Council Tax Band - 'D' 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 ENGLEY.



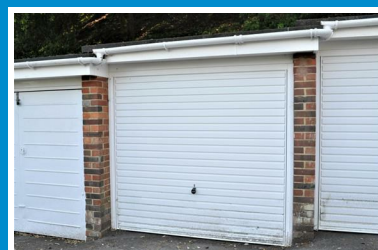


FIRST FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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