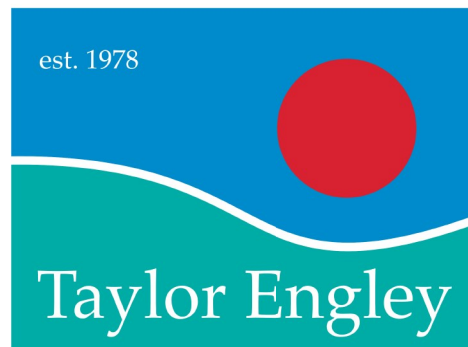


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

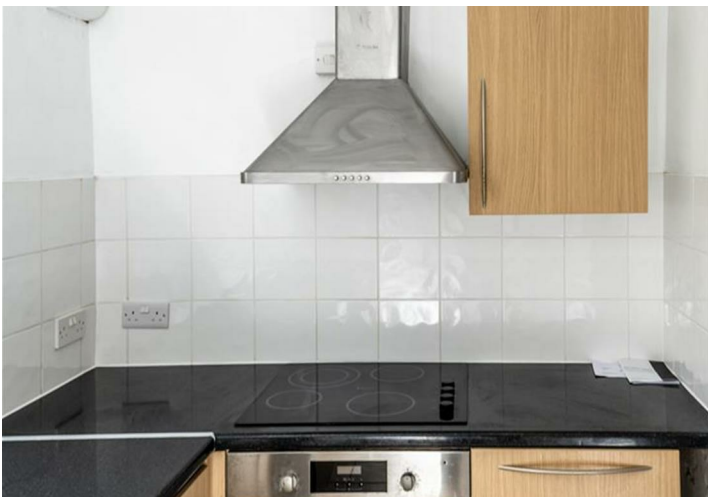
Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



Flat 18 Belvedere Court, 12 St. Annes Road, Eastbourne, BN21 2HH
£975 Per Calendar Month

Available now is this delightful one-bedroom flat offering a perfect blend of comfort and convenience. Situated on the third floor, the property boasts a lovely balcony that presents stunning sea views, ideal for enjoying a morning coffee or an evening sunset. The flat has been recently redecorated, providing a fresh and inviting atmosphere for its new occupants. Its thoughtful layout maximises space, making it a cosy retreat for individuals or couples. The location is particularly advantageous, as it is within walking distance to the town centre and the train station, ensuring easy access to local amenities and transport links. Council tax band A. EPC- TBC



Entrance Hall

Wooden flooring

Living Room

8'11" x 6'0" (2.74 x 1.83)

Wooden flooring. electric radiator, sliding door leading to balcony

Balcony

Views towards the sea

Kitchen

2.74 x 2.67 (0.61m.22.56m x 0.61m.20.42m)

Low and eye level units, electric oven and hob, extractor fan, plumbing for washing machine, tiled flooring, wall tiles, window to rear

Bathroom

Bath with electric shower over, basin, WC, tiled flooring and walls, window to rear, electric radiator,

Bedroom

16'0" x 8'9" (4.9 x 2.67)

Window to front and rear, wooden flooring, electric radiator

Store Room

Located just outside the flat door

COUNCIL TAX BAND:

Council Tax Band - A

ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

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.







TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.8 SQ.M.)

Flat 18 Belvedere Court,
Eastbourne, BN21 2HH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.