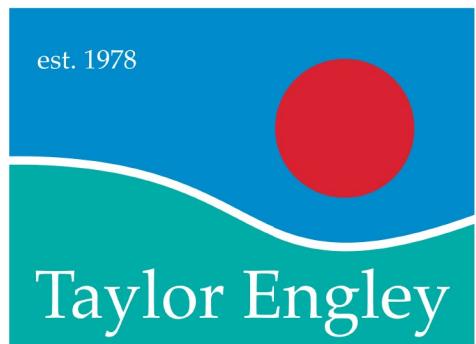


Valuers, Land & Estate Agents  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

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)



**Flat 8, Lismore Court 13B Lismore Road, Eastbourne, East Sussex, BN21 3BA**  
**Asking Price £215,000 Leasehold**

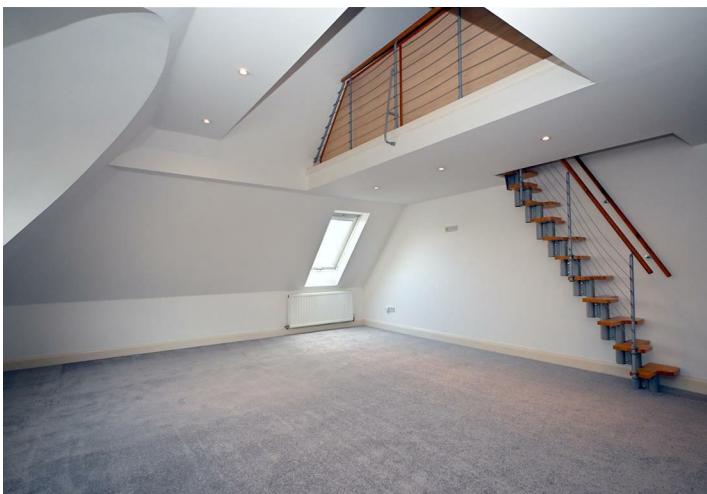
An excellent opportunity arises to acquire this SPACIOUS ONE BEDROOMED TOP FLOOR APARTMENT, occupying a most convenient location in the heart of Eastbourne town centre. This second floor apartment features a 22'3 x 19'3 living room, fitted kitchen/breakfast room with integrated appliances, double bedroom, spacious bathroom with bath and shower and a mezzanine floor off the living room. The apartment benefits from gas fired central heating, double glazing and is offered to the market chain free. An internal viewing is highly recommended.



**The apartment occupies a convenient central location in the heart of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and a mainline railway station.**

**Eastbourne's theatres and seafront are also within walking distance.**

**\* WEST SIDE OF TOWN CENTRE \* SPACIOUS TOP FLOOR APARTMENT \* 22' X 19'3 LIVING ROOM  
\* KITCHEN/BREAKFAST ROOM \* SPACIOUS DOUBLE BEDROOM \* BATHROOM WITH BATH &  
SHOWER \* MEZZANINE FLOOR OFF LIVING ROOM \* GAS FIRED CENTRAL HEATING \* DOUBLE  
GLAZING \* SECURITY ENTRY PHONE \* CHAIN FREE \* INTERNAL VIEWING HIGHLY  
RECOMMENDED \***



## **The accommodation**

Comprises:

Communal Front door to:

### **Communal Entrance Hall**

Built in store cupboard for Flat 8.

Stairs rising to second (top) floor

Front door to:

### **Entrance Hall**

Radiator, central heating thermostat, security entry phone, downlighters, cupboard housing Glow Worm gas fired boiler, shelving and light.

### **Living Room**

22' max x 19'3 max (6.71m max x 5.87m max)  
Spacious room being double aspect and having feature arched window to front, two radiators, Velux window to side, downlighters, steps rising to:

### **Mezzanine Floor**

14'3 max x 11'1max (4.34m max x 3.38mmax)  
(Maximum measurements include depth of steps and sloping ceilings, limited head height)  
Light and power, overlooking living room.

### **Kitchen/Breakfast Room**

16' max x 8'5 max (4.88m max x 2.57m max)  
(16' max reducing to 13'10 x 8'5 max - maximum measurements include depth of fitted units)  
Range of base an wall mounted cupboards, work surface with inset single drainer one and a half bowl sink unit, integrated appliances include, electric oven, gas hob with extractor fan over, fridge/freezer, washing machine, dishwasher, downlighters, radiator, Velux window to side.

### **Bedroom**

15'7 x 13'3 (4.75m x 4.04m)  
(15'7 plus door recess x 13'3 widening to 15'2 max)  
Spacious double aspect room, full height built in wardrobe cupboard with lighting, shelf and hanging rail, radiator.

## **Bathroom**

Shaped bath, separate shower cubicle, wash hand basin, low level w/c, downlighters, chrome effect heated towel rail, Velux window.

### **NB**

As at January 2026 we are informed by our client of the following,

Term of lease 125 years from 26 February 2013

Service Charge: Bi Annual Service Charge  
25/03/25-28/09/25 £592.44

Reserve Fund: Bi-Annual Reserve Fund 25/03/25-28/09/25 £156.25

Ground Rent: £300.00 per annum.

Managing Agent: HML Andertons Property & Estate Management

(All details concerning the terms of the lease and outgoings 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](http://www.checker.ofcom.org.uk)

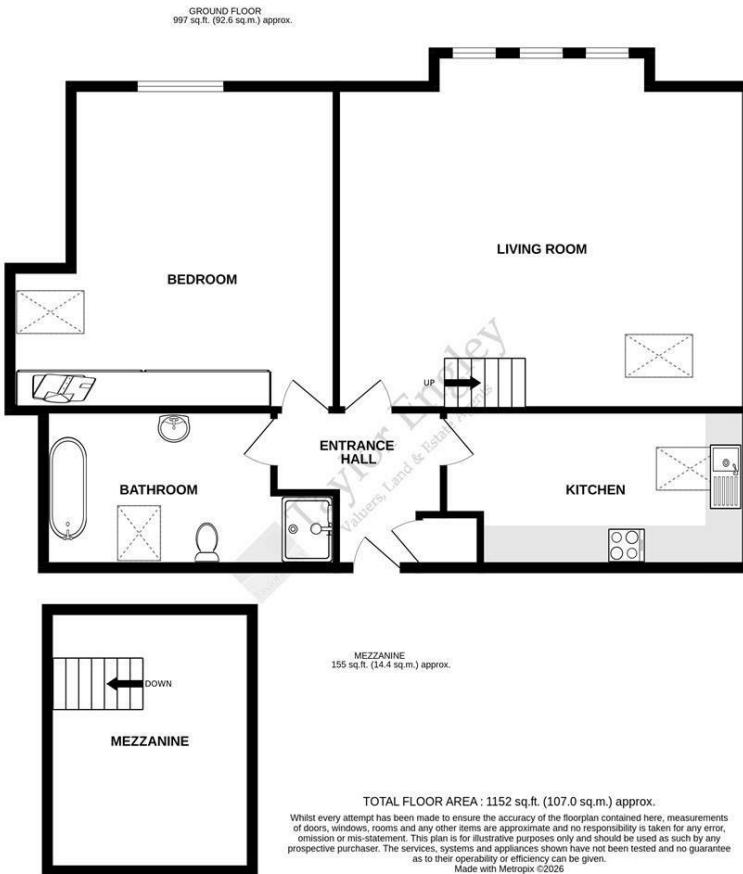
### **FOR CLARIFICATION:**

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.





| 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 |                         |           |
| 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.

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