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

est. 1978
Taylor Engley









Flat 2, Filching Court, 21 Filching Road, Eastbourne, East Sussex, BN20 8SQ
Asking Price £135,000 Leasehold - Share of Freehold

Offered to the market chain free, this well-presented one-bedroom first floor apartment is situated in the popular Old Town area of Eastbourne, conveniently located on Filching Road. The property benefits from its own private front door entrance, providing a greater sense of privacy and Inside, the accommodation comprises a bright and spacious double aspect sitting/dining room, a well-proportioned double bedroom, kitchen and bathroom. Further features include electric heating, newly fitted carpets, residents' parking on a first come first served basis and the added advantage of a share of the freehold. EPC=E.



Filching Road is a residential road situated in the favoured Old Town area of Eastbourne. Local shops can be found in the nearby Victoria Drive and Green Street and bus services serve the local area. Schools for most age groups can be found within the Old Town district whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately two miles distant.

*** POPULAR OLD TOWN AREA * ONE DOUBLE BEDROOMED FIRST FLOOR APARTMENT * PRIVATE FRONT DOOR ENTRANCE * DOUBLE ASPECT SITTING/DINING ROOM * KITCHEN * BATHROOM * RESIDENTS PARKING * ELECTRIC HEATING * DOUBLE GLAZING * CHAIN FREE * SHARE OF THE FREEHOLD ***





The accommodation
Comprises:

Front door opening to:

Entance Hall
with stairs rising to first floor landing,

First Floor Landing
Built in storage cupboard, built in airing cupboard housing cylinder and shelving, electric heater, loft hatch.

Sitting/Dining Room
16'4 x 9'11 (4.98m x 3.02m)
(9'11 reducing to 9'4)
Double aspect room, electric heater, outlook to side and rear.

Kitchen
9'3 x 6'2 (2.82m x 1.88m)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer one and a half bowl sink unit, space and plumbing for washing machine, space for slot in cooker, outlook to rear.

Bedroom
14'3 x 9'11 (4.34m x 3.02m)
Electric heater, outlook to front.

Bathroom
Bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, tiled walls, window to front.

Communal gardens
mainly laid to lawn

Residents Parking
On a first come first served basis.

NB
We are informed of the following,

Term of lease: 149 years from 25 December 1969.

To include a share in the freehold company.

Service Charge: 25 June 2026 to 24 December 2026 £724.20.

Ground rent: Nil.

Managing Agent Southdown, Residential Estates & Property Management.

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

COUNCIL TAX BAND:
Council Tax Band -'A' Eastbourne Borough Council.

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.

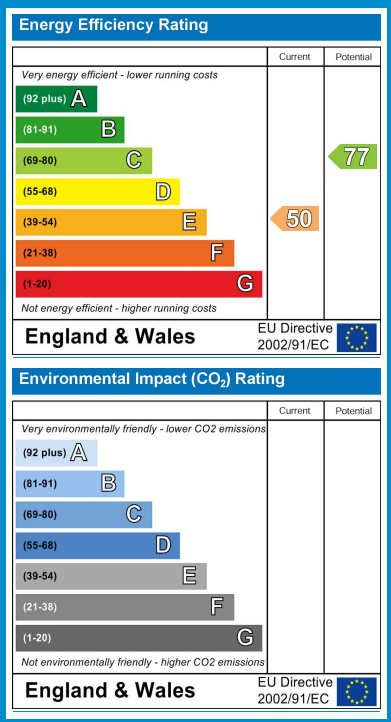




FLAT 2 21 FILCHING ROAD



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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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.
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