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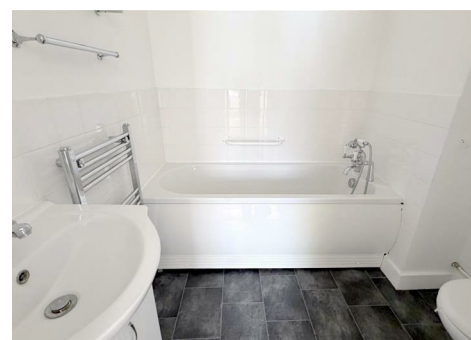
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Taylor Engley



Flat 1, The Moorings St. Johns Road, Meads, Eastbourne, East Sussex, BN20 7NL
Guide Price £299,950 Leasehold - Share of Freehold

Enviably located in one of Eastbourne's most desired areas is this **REMARKABLY SPACIOUS THREE BEDROOMED GARDEN APARTMENT**, with direct access to large private garden & garage. Close to Meads village shops, seafront & transport links. Further benefiting from parking, share of freehold & 31ft dual-aspect living room. The property is offered with gas fired central heating (new boiler and radiators 2024)/2025) and sealed unit double glazing and new carpeting throughout



Forming part of this sought after purpose built block within three hundred yards of Meads Street shopping facilities is this wonderfully spacious three bedroom ground floor flat. The property comprises generous open plan living room/ diner, kitchen, three good size double bedrooms, one with en-suite facilities, guest shower room and separate cloakroom. Further benefiting from having a large south facing private garden, garage, residents and visitors off road parking, double glazing, gas central heating and carpeting throughout and a share of the freehold offered chain free.

COMMUNAL ENTRANCE HALL * HALLWAY * CLOAKROOM/WC * SPACIOUS DUAL ASPECT LIVING ROOM * FITTED KITCHEN * STUDY/OPTIONAL BEDROOM THREE * MASTER BEDROOM WITH EN-SUITE FACILITIES * ONE FURTHER DOUBLE BEDROOM * GUEST SHOWER ROOM/WC * ON SITE GARAGE * PRIVATE GARDENS TO REAR * VISITOR PARKING * COMMUNAL GARDENS * SHARE OF FREEHOLD * CHAIN FREE *



The accommodation

Comprises:

COMMUNAL FRONT DOOR

With security entry phone system to:

COMMUNAL ENTRANCE HALL

With lift and stairs to all floors, access door to ground floor apartments.

Private Front Door

Opening to:

RECEPTION HALL

With three spacious storage cupboards

CLOAKROOM/WC

With a low level wc. hand wash basin.

LIVING ROOM

31'0 x 14'2 (9.45m x 4.32m)

With dual aspect double glazed windows to side and rear, four wall light points, electric feature fireplace surround, decorative coving and dado rail, television and FM aerial points, three radiators.

KITCHEN

10'2 x 9'7 (3.10m x 2.92m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over, with inset one and a half bowl single drainer stainless steel sink unit over with mixer taps. Four burner electric hob with extractor above, eye level Neff oven and grill. Space and plumbing for washing machine and fridge freezer, telephone point. Concealed Alpha combination gas boiler (installed 2024) for the provision of gas fired central heating and domestic hot water, upvc windows to front.

STUDY/BEDROOM THREE

13'7 x 9'10 (4.14m x 3.00m)

With upvc windows to front, radiator, telephone socket, decorative coving, casement doors to hallway.

BEDROOM ONE

13'10 x 13'8 (4.22m x 4.17m)

With upvc windows to rear overlooking rear south facing garden, radiator, coved ceiling, built in range of double wardrobes (one including a safe)

EN-SUITE BATHROOM/WC

8'2 x 6'7 (2.49m x 2.01m)

With a white suite comprising panelled bath with chrome mixers and shower attachment over, vanity hand washbasin, chrome heated towel rail, low level wc, shaver point.

BEDROOM TWO

13'7 x 9'10 (4.14m x 3.00m)

With upvc windows to rear, built in double wardrobe, radiator.

GUEST SHOWER ROOM/WC

6'7 x 6'0 (2.01m x 1.83m)

With a coloured suite comprising tiled shower cubicle, vanity hand wash basin, low level wc, chrome heated towel rail.

PRIVATE GARDENS TO REAR

A particular feature of this apartments is the private lawned gardens to rear (one third share of the whole of the rear garden) with mature shrubs to sides) access via door in the living room, gated access to front and access to garage. Garden shed

ON SITE GARAGE

Situated within a block on the easterly side of the building, number 20, with an up and over door, visitor parking available to the front of the building on a first come first served basis.

N.B

The term of lease is 999 years from 29th September 2005 with a Share of Freehold until 29/09/3004

Lease Term Remaining 978 years

The current service fee charge is £3,899 per year - £974.75 per quarter.

Managing agents are The House Martins

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

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 ENGLELY.

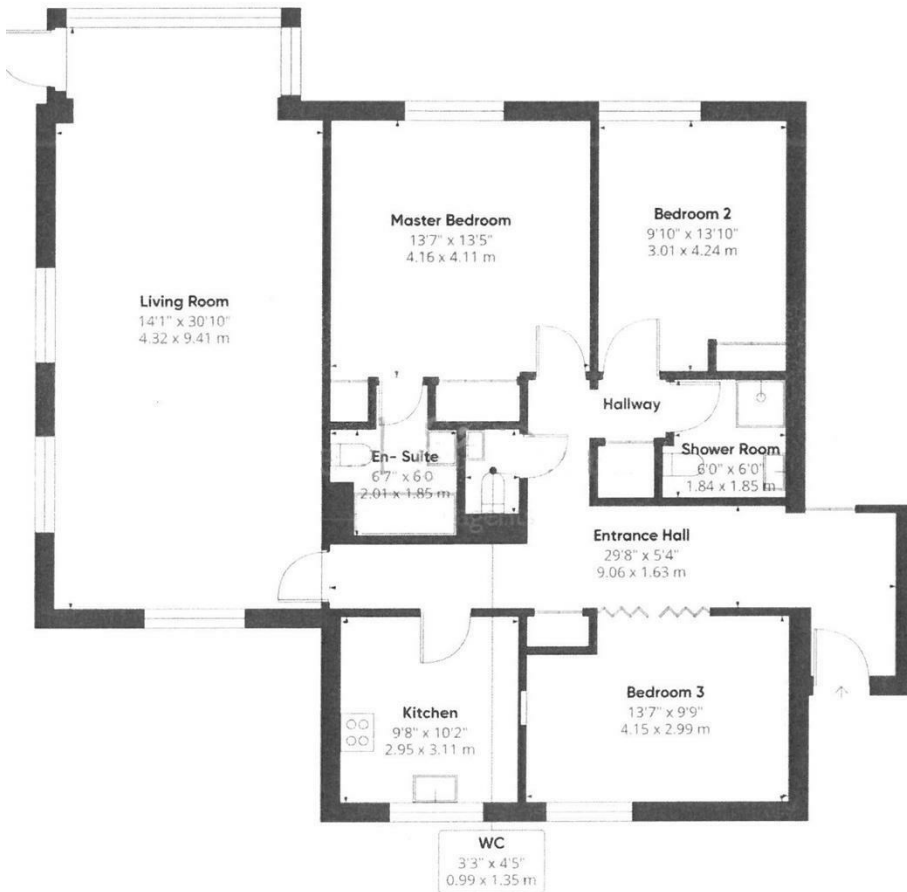
OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	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		
	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.

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