

**Valuers, Land & Estate Agents**

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est. 1978

**Taylor Engley**



**9 Ashbourne Court 2-4, Burlington Place, West of Town Centre, Eastbourne, East Sussex,  
BN21 4AX**

**Price £340,000 Leasehold - Share of Freehold**

**An excellent opportunity has arisen to acquire this well presented and DECEPTIVELY SPACIOUS THREE BEDROOMED, FOURTH FLOOR APARTMENT in this convenient location to the west side of Eastbourne's town centre. This property offers a south westerly aspect to the front of the property with far reaching views over the South Downs National Park. The property also benefits from a sun balcony, double glazing and communal gas fired central heating. EPC = D**



**The property is conveniently located being within walking distance of the seafront and being approximately half a mile from Eastbourne's mainline railway station and comprehensive shopping facilities.**

**\* FAR REACHING VIEWS \* CHAIN FREE \* ON-SITE GARAGE \* MASTER BEDROOM WITH EN-SUITE  
\* TWO FURTHER BEDROOMS \* LIVING ROOM \* DINING ROOM \* GUEST BATHROOM \* BALCONY  
\* AMPLE STORAGE SPACE \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

With lift and stairs to all floors.

### Fourth Floor

Private front door opening to:

### Hall

Cupboard with storage, intercom entry system.

### Living Room

15'11 x 15'10 (4.85m x 4.83m)

Double glazed windows, feature electric fireplace, radiator, door to dining room, south westerly aspect to the front, coved ceiling.

### Kitchen

12'3 x 11'10 max (3.73m x 3.61m max)

Range of base and wall units, inset sink with tiled splashback, double glazed windows, eye level oven, electric hob, plumbing and space for washing machine and dishwasher, large cupboard pantry, tiled floor, built-in fridge freezer, radiator. Door to rear stairs with access to garage area and meter room.

### Dining Room

11'0 x 10'5 (3.35m x 3.18m)

Doors to living room, radiator, French doors opening to balcony, double glazed windows, coved ceiling.

### Sun Balcony

With views over the South Downs National Park and the sea, south westerly aspect.

### Bedroom 1

12'2 x 12' (3.71m x 3.66m)

Radiator, double glazed windows. Storage cupboard.

### En-Suite Shower Room

Shower cubicle with shower unit over, basin with mixer tap, low level wc, double glazed window

### Bedroom 2

12'2 x 11'1 (3.71m x 3.38m)

Wardrobe cupboard, radiator, double glazed windows.

### Bedroom 3

11'11 x 7'11 (3.63m x 2.41m)

Double glazed windows, radiator, coved ceiling. Storage/heated airing cupboard

## Guest Bathroom

Bath with shower over, low level wc, wash hand basin with mixer tap, heated towel rail, fully tiled walls, double glazed window.

## Outside

### Garage

16'4" x 8'2" (5 x 2.5)

On-site garage situated in a block, in a well lit area with secure pedestrian and vehicular access. Up and over door, electricity and outside tap.

### N.B

Lease is 999 years from 2000.

Maintenance in 2025 is £1,565.35 per quarter in advance. (including constant hot water from communal system, central heating from October to May by communal system, water rates, cleaning of communal areas, garden maintenance, lift maintenance, heating and hot water system maintenance, building insurance, fire alarm system maintenance with regular checks, fire safety and regulation checks, gas safety certification, electrical certification of communal electrical items, any other necessary management expenses). Any funds remaining at the end of the year are transferred into the reserve fund.

There is an 'underlease' for the garage of 99 years from 1975.

(All details concerning the terms of the lease and outgoings 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.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 64      | 76        |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> 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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