

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**Flat 3, Gables Court 44-46, St. Leonards Road, Upperton, Eastbourne, East Sussex, BN21 3QS**  
**Asking Price £132,950 Leasehold**

An excellent opportunity arises to acquire this well presented TWO BEDROOMED GROUND FLOOR RETIREMENT APARTMENT, forming part of the popular Gables Court development located within the Upperton area of Eastbourne. The apartment is considered to be well designed and occupies a pleasant position towards the far end of the building. The accommodation benefits from double glazed windows and night storage/electric heating and has features that include a sitting/dining room with direct access to the communal gardens, fitted kitchen with integrated oven and hob, two bedrooms and a spacious shower room/wc. Onsite communal facilities include a residents lounge, laundry room, guest bedroom (at an additional nightly charge), communal gardens and a residents parking area, on a first come first served basis. The property is offered to the market Chain Free and an internal viewing is highly recommended.





**Gables Court is located in the popular Upperton area of Eastbourne being within close proximity to central amenities including Eastbourne's mainline railway station.**

**\* WELL PRESENTED GROUND FLOOR RETIREMENT APARTMENT \* SITTING/DINING ROOM WITH DIRECT ACCESS TO COMMUNAL GARDENS \* FITTED KITCHEN WITH INTEGRATED OVEN AND HOB \* SPACIOUS SHOWER ROOM/WC \* COMMUNAL RESIDENTS FACILITIES \* CHAIN FREE \* INTERNAL VIEWING HIGHLY RECOMMENDED \***



## **The accommodation**

Comprises:

### **Communal Front Door**

Opening to:

### **Communal Entrance Hall**

Security entry phone system. Private front door to:

### **Hall**

Creda night storage heater, built-in cupboard having light and housing cylinder, electric meter and consumer unit.

### **Sitting/Dining Room**

16'8 max x 16'1 max (5.08m max x 4.90m max) (16'8 max reducing to 10'8).

Spacious room having direct access to communal gardens, mock fireplace with fitted electric fire, two Creda night storage heaters, television/fm radio points, double doors opening to front.

### **Fitted Kitchen**

9' max x 5'8' max (2.74m max x 1.73m' max) (Maximum measurements including depth of fitted units).

Comprises single drainer stainless steel sink unit, work surface with tiled splashback, range of base and wall mounted cupboards, Electrolux eye level oven with cupboard above and below, Electrolux four ring electric hob with extractor fan over, Haden free standing under counter fridge and Haden free standing under counter freezer, Creda wall mounted electric fan heater, window with outlook to front.

### **Bedroom 1**

15'3 max x 9'10 max (4.65m max x 3.00m max) (15'3 max reducing to 13'3 to cupboard front x 9'10 max).

Creda night storage heater, built-in wardrobes with mirror fronted doors, television/fm points, outlook to front.

### **Bedroom 2**

9'10 x 8'5 (3.00m x 2.57m)

Wall mounted electric heater, outlook to rear.

## **Shower Room/Wc**

Spacious shower cubicle with fitted grab handle and seat, wash hand basin set into cabinet, low level wc, Creda wall mounted electric fan heater, wall mounted electrically heated towel rail, tiled walls.

## **Communal Facilities**

Include residents lounge, laundry room, guest bedroom (t an additional nightly charge).

## **Outside**

## **Communal Gardens**

## **Residents Car Parking**

On a first come first served basis.

## **N.B**

We are informed that the term of lease is 125 years from 1st October 1999.

Oakfield invoice Service Charge for the period 01/09/2025 to 28/02/2026 £1,829.42

Estates & Management Limited Half Yearly Ground Rent in Advance 1 September 2025 to 28 February 2026 £401.88.

Age restriction is 60 years.

(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:**

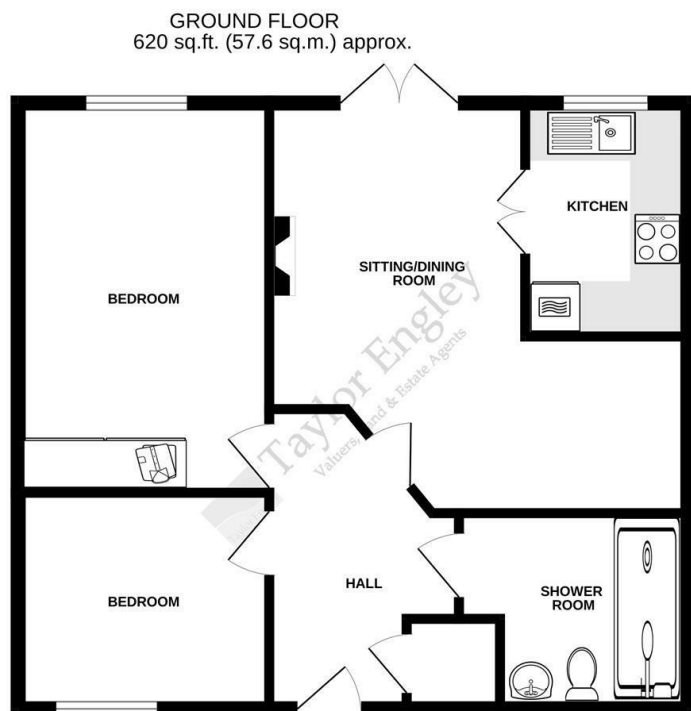
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## **VIEWING ARRANGEMENTS:**

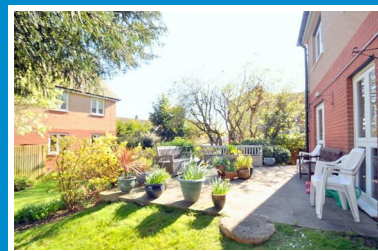
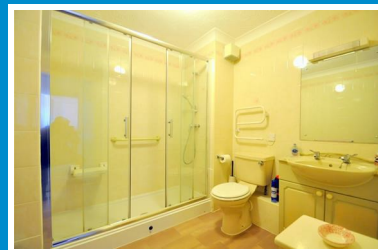
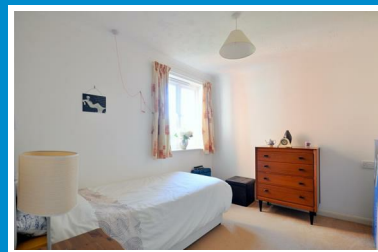
All appointments are to be made through TAYLOR ENGLE.







TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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.  
Made with Metropix C2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>77</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		
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) <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		
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**