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Taylor Engley



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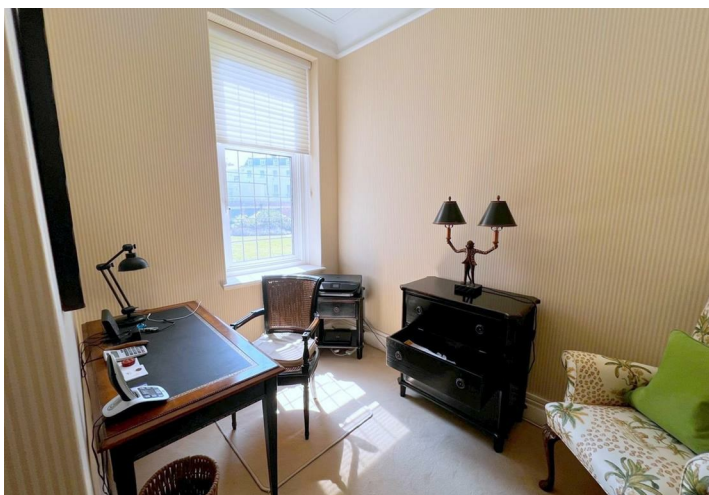
Chain Free £395,000 Leasehold - Share of Freehold

An excellent opportunity to purchase this well presented and **DECEPTIVELY SPACIOUS FOUR BEDROOMED GROUND FLOOR ART DECO STYLE APARTMENT**, ideally located situated in Devonshire Place enjoying close proximity to both the seafront and town centre amenities. The apartment affords generous and well proportioned accommodation throughout and has been extensively refurbished to a high standard. The accommodation provides spacious sitting room, separate dining room, study/optional bedroom 4, three further double bedrooms, the kitchen has been re-fitted to a high standard with integrated appliances and polished Granite worktop surfaces similarly the bathroom has been re-fitted with bath and separate shower cubicle. An internal inspection is highly recommended. EPC=D.



Pearl Court occupies the most favoured location in Devonshire Place within easy access of town centre amenities with mainline railway station, comprehensive shopping facilities and is within walking distance of the seafront.

*** FAVOURED DEVONSHIRE PLACE LOCATION * MANSION STYLE ART DECO APARTMENT * CLOSE TO SEAFRONT AND TOWN CENTRE AMENITIES * COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * SEPARATE DINING ROOM * STUDY/OPTIONAL BEDROOM 4 * RE-FITTED LUXURY KITCHEN/BREAKFAST ROOM * INNER HALL * THREE BEDROOMS * LUXURY BATH/SHOWER ROOM * COMMUNAL CENTRAL HEATING * DOUBLE GLAZING * ATTRACTIVE WELL MAINTAINED COMMUNAL GARDENS * CHAIN FREE ***



The accommodation

Comprises:

Communal front door with security entry phone system opening to@

Communal Entrance Hall

Private front door opening to:

Spacious Entrance Hall

Security entry phone, period style radiator, walk-in shelved storage cupboard and additional further shelved cloaks cupboard.

Cloakroom/wc

Re-fitted white suite comprising high flush period style wc, hand wash basin with mixer tap, ceramic tiled flooring, tiled walls to half height.

Sitting Room

16'10 x 14'8 (5.13m x 4.47m)

Feature stone fireplace with matching hearth, leaded light windows to front picture rail, period style cast iron radiator, four wall light points, coved ceiling, television aerial point.

Dining Room

16'10 x 13' (5.13m x 3.96m)

Leaded light windows to front, period style cast iron radiator, coved ceiling.

Re-fitted Kitchen/Breakfast Room

12'8 x 11'1 (3.86m x 3.38m)

Dual aspect, re-fitted comprising built-in matching units complimented by polished Granite work top surfaces with inset single drainer stainless steel sink unit with mixer tap, range of eye and base level units, coved ceiling, integrated dishwasher, washer dryer, space for Range cooker, integrated wine cooler, access door to rear tradesmans entrance.

Spacious Inner Hall

Leading to:

Master Bedroom

16'9 x 12'9 (5.11m x 3.89m)

Double glazed leaded light windows to front, period style cast iron radiator, built-in double wardrobe, television point, coved ceiling.

Bedroom 2

15'1 x 11'10 (4.60m x 3.61m)

Double glazed leaded light windows to rear, period style cast iron radiator, built-in wardrobes, coved ceiling.

Bedroom 3

15'1 x 7'10 (4.60m x 2.39m)

Cast iron radiator, double glazed windows to rear.

Bathroom/wc

11' x 5'6 (3.35m x 1.68m)

Recently re-fitted with a white suite comprising double ended panelled bath with mixer tap and retractable handset, walk-in double shower cubicle with glazed screen, vanity wash hand basin with mixer tap, cabinet below, close coupled wc, chrome heated towel rail, marble floor tiling with complimentary full height wall tiling.

Study/Optional Bedroom 4

10'4 x 9'10 (3.15m x 3.00m)

(9'10 narrowing to 6'10)

Leaded light windows to rear, period style cast iron radiator, built-in wardrobe.

Outside

One of the features of this development is the attractive beautifully maintained communal gardens to rear having lawn interspersed with mature shrubs.

N.B

Length of lease - 999 years from 25th March 1998 - currently 972 years remaining.

The managing agents are Streddar Pearce.

Maintenance is £5,299.27 per half year which includes communal central heating and hot water as well as water and sewerage charges, these charges are paid quarterly.

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

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

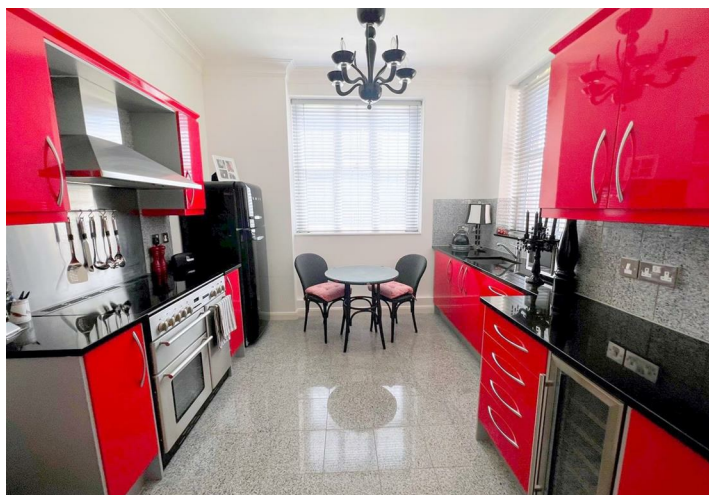
www.checker.ofcom.org.uk

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.









TOTAL FLOOR AREA: 1763 sq.ft. (163.8 sq.m.) approx.
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.
Made with Metropac (2002)

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		
	61	70
England & Wales 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		
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.

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