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**Taylor Engley**



**Flat 15, The Moorings St. Johns Road, Meads, Eastbourne, East Sussex, BN20 7NL**  
**Chain Free £275,000 Leasehold - Share of Freehold**

Forming part of this sought after purpose built block within close proximity of Meads Street shopping facilities is this wonderfully spacious two bedroom fourth floor apartment floor. The property offers well-proportioned accommodation, including a spacious dual-aspect reception room enjoying excellent natural light and attractive views over the Meads towards the sea. Further features include a re-fitted kitchen, modern shower room/wc and separate wc, gas-fired central heating and UPVC double glazing. The property is offered in good decorative order throughout and benefits from a garage within a nearby block, share of the freehold and a long lease. Offered chain-free, this attractive apartment represents an excellent opportunity for those seeking a comfortable apartment in a very desirable residential location. EPC = B



The apartment is conveniently located in the heart of Meads with its shopping facilities & restaurants being within a few hundred yards, whilst the seafront is only a little further. Eastbourne town centre with its mainline railway station, extensive shopping facilities and theatres is approximately 3/4 mile distant, local buses also stop very close by.

**\* COMMUNAL ENTRANCE HALL \* LIFT AND STAIRS TO ALL FLOORS \* FOURTH FLOOR LANDING HALLWAY \* CLOAKROOM/WC \* SPACIOUS DUAL ASPECT LIVING ROOM \* RE-FITTED KITCHEN \* TWO DOUBLE BEDROOMS \* RE-FITTED SHOWER ROOM/WC \* OFF SITE GARAGE \* VISITOR PARKING \* COMMUNAL GARDENS \* SHARE OF FREEHOLD \* CHAIN FREE \***



## The accommodation

Comprises:

### COMMUNAL ENTRANCE HALL

Communal entrance with security entry phone system. Lift and stairs to all floors.

### FOURTH FLOOR LANDNG

Private entrance door to:

### HALLWAY

20'5 x 5'5 (6.22m x 1.65m )

Security entry phone handset. Telephone point, spacious storage space with built-in cupboard with an additional range of base level units with shelving above.

### DUAL ASPECT LIVING ROOM

25'6 x 14'3 (7.77m x 4.34m )

Glorious views are afforded over Eastbourne to the sea and South Downs, wall mounted electric contemporary fire with radiator, wall light points, television point.

### MODERN FITTED KITCHEN

10'2 x 8'4 (3.10m x 2.54m )

Recently re-fitted with a comprehensive range of matching contemporary fronted eye and base level units with complimentary attractively styled moulded worktop surfaces over with inset one and a half bowl sink unit with chrome mixer taps. Eye level Bosch stainless steel combination microwave and cooker with adjacent four burner induction hob with extractor above. Cupboard housing gas boiler for the provision of gas fired central heating and domestic hot water.

### BEDROOM ONE

14'10 x 10'8 (4.52m x 3.25m )

Double glazed windows to rear with far reaching views over the Meads to the sea, radiator.

### BEDROOM TWO

14'10 x 10'8 (4.52m x 3.25m )

Double glazed windows to rear with far reaching views over the Meads to the sea, radiator.

### RE-FITTED BATHROOM/WC

9'0 x 7'4 (2.74m x 2.24m )

Recently re-fitted with a white suite comprising walk-in shower cubicle with rainforest shower head. Low level wc, vanity unit with hand wash basin, tiled flooring with complimentary wall tiling, chrome heated towel rail, extractor fan.

### GARAGE IN NEARBY BLOCK

Situated in Meads Road.

### N.B

Ground Rent: N/A Maintenance: £742 per quarter Lease: 999 years from 2005.

We have been advised of the lease term, we have not seen the lease

Housemartins Property Management are the current managing agents

### 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:

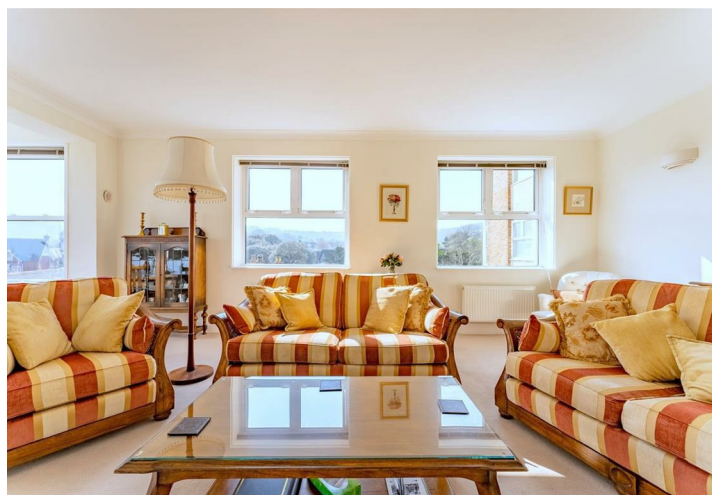
All appointments are to be made through TAYLOR ENGLEY.

#### OPENING HOURS

We are open:-

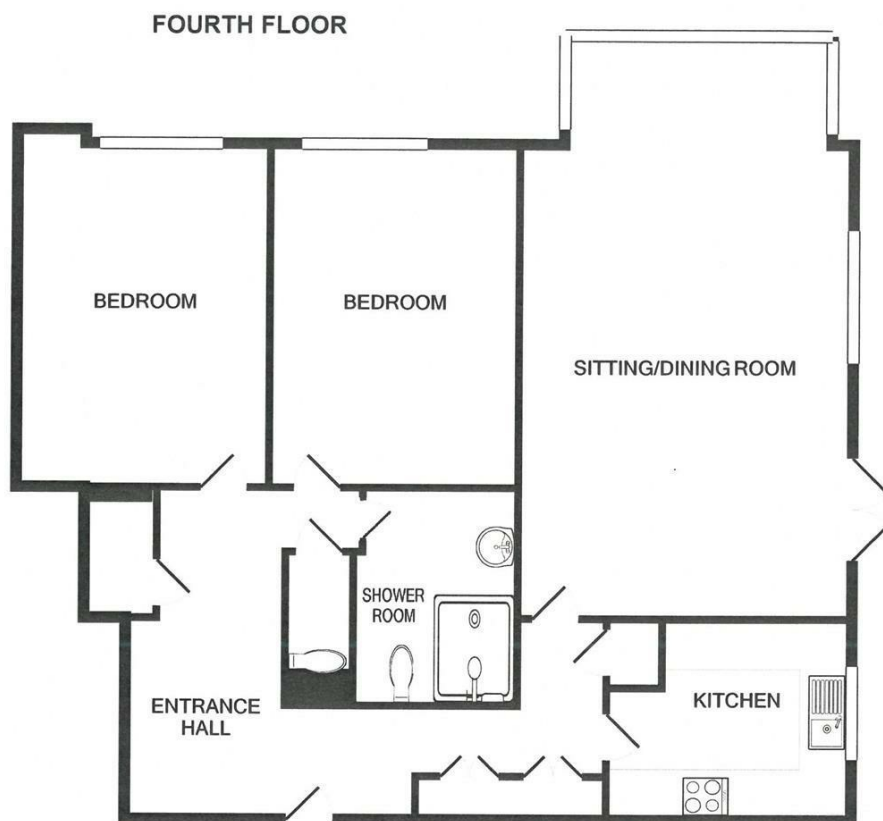
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 82      | 82                      |
| (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 |         |                         |
| <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.

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