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Flat 2 10, Chiswick Place, Eastbourne, East Sussex, BN21 4NL
Asking Price £325,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this well presented TWO DOUBLE BEDROOMED HALL FLOOR APARTMENT, located in the favoured Chiswick Place to the west side of Eastbourne's town centre. This elegant apartment is considered to be in excellent decorative order and provides spacious living accommodation with the benefit of gas fired central heating. Features include your own private front door, bay fronted sitting/dining room and principle bedroom, spacious kitchen/breakfast room, high ceilings with attractive cornicing.



The property occupies a most convenient location to the west side of Eastbourne's town centre being within just a short walk of the seafront, theatres and the Devonshire Park Lawn Tennis Club. Eastbourne's town centre is also within level walking distance and offers a comprehensive range of shopping facilities and a mainline railway station.

*** FAVOURED CHISWICK PLACE TO WEST OF TOWN CENTRE * EXTREMELY WELL PRESENTED * BAY FRONTED SITTING/DINING ROOM AND PRINCIPAL BEDROOM * SPACIOUS KITCHEN/BREAKFAST ROOM * TWO DOUBLE BEDROOMS * SHOWER ROOM/WC * GAS FIRED CENTRAL HEATING * PERIOD FEATURES * PRIVATE FRONT DOOR ACCESS * CONVENIENT CENTRAL LOCATION * SHARE OF FREEHOLD * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***





The accommodation
Comprises:

Steps from road level rising to hall floor, front door opening to:

Entrance Hall
Engineered oak flooring, double built-in storage cupboard housing consumer unit and electric meter, under stairs cupboard, built-in cloaks cupboard, further built-in cupboard with shelving and space for tumble dryer, radiator with cover.

Sitting/Dining Room
27' max x 13'9 max (8.23m max x 4.19m max)
(27' max in to bay x 13'9 max in sitting room area reducing to 7'7 in dining area)

Feature bay fronted room with outlook to front, engineered oak flooring, fireplace recess, picture rail, radiator, four wall lights.

Kitchen/Breakfast Room
14' max x 9'9 max (4.27m max x 2.97m max)
(Maximum measurements include depth of fitted units).

Comprises, double sink unit set in to worksurface, range of base units, under counter electric oven, five burner gas hob with extractor fan over, dishwasher, integrated fridge/freezer, Worcester combination boiler, tiled floor, window to rear and door opening to fire escape.

Bedroom 1
15'2 max x 13' (4.62m max x 3.96m)
(15'2 max into bay x 13' widening to 13'9 max)

Attractive bay fronted room with outlook to front, engineered oak flooring, picture rail, radiator.

Bedroom 2
11'11 max x 11'4 max (3.63m max x 3.45m max)
11'11 max including depth of chimney breast)

Engineered oak flooring, picture rail, radiator, outlook to rear.

Shower room
Spacious tiled shower cubical with rain head style shower head and hand held shower fitment, pedestal wash hand basin, low level wc, chrome effect heated towel rail, radiator, tiled floor, skylight window.

NB
We are informed by our client of the following,

The apartment is leasehold with a share of the freehold,.

Management Company, 10 Chiswick Place Management Limited.

Current term of lease is 99 years from 1 January 2005. The property will be offered with the benefit of a 999 year lease upon completion of the sale.

Service Charge on an Adhoc basis and this apartment is responsible for a 25% contribution of the adhoc charge.

(All details concerning the term 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

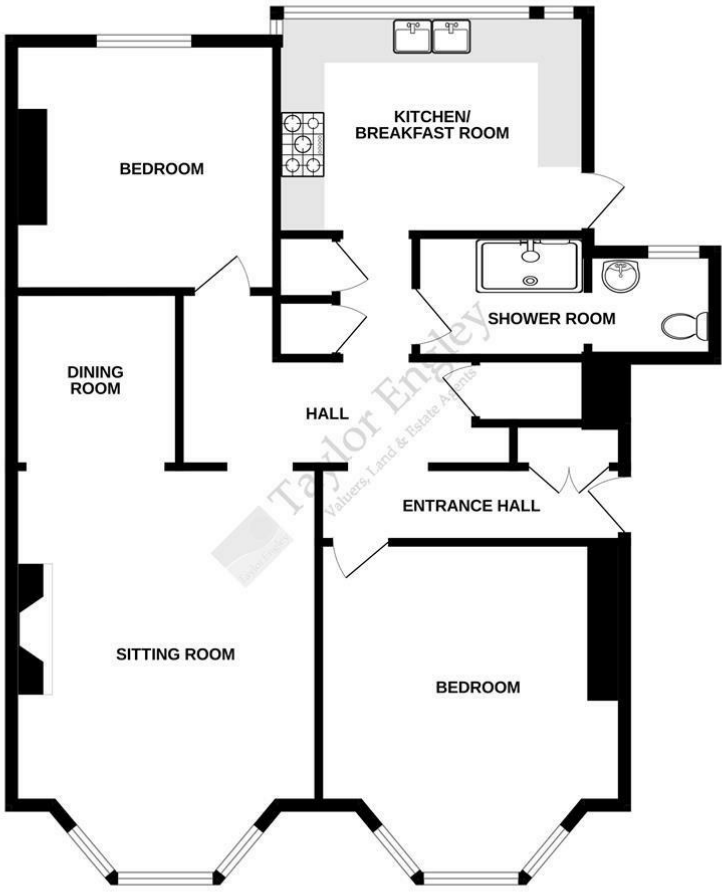
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





HALL FLOOR
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 sq.m.) approx.

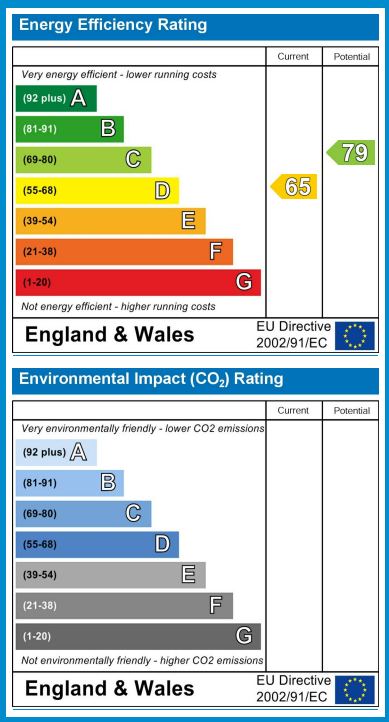
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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