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Taylor Engley









Flat 18 Belvedere Court, 12 St. Annes Road, Eastbourne, BN21 2HH
£870 Per Calendar Month

This delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the second floor, the property boasts a lovely balcony that presents stunning sea views, ideal for enjoying a morning coffee or an evening sunset. The flat has been recently redecorated, providing a fresh and inviting atmosphere for its new occupants. Its thoughtful layout maximises space, making it a cosy retreat for individuals or couples. The location is particularly advantageous, as it is within walking distance to the town centre and the train station, ensuring easy access to local amenities and transport links. Council tax band A. Available early January.







Entrance Hall
Wooden flooring

Living Room
8'11" x 6'0" (2.74 x 1.83)
Wooden flooring. electric radiator, sliding door leading to balcony

Balcony
Views towards the sea

Kitchen
2.74 x 2.67 (0.61m.22.56m x 0.61m.20.42m)
Low and eye level units, electric oven and hob, extractor fan, plumbing for washing machine, tiled flooring, wall tiles, window to rear

Bathroom
Bath with electric shower over, basin, WC, tiled flooring and walls, window to rear, electric radiator,

Bedroom
16'0" x 8'9" (4.9 x 2.67)
Window to front and rear, wooden flooring, electric radiator

Store Room
Located just outside the flat door

COUNCIL TAX BAND:
Council Tax Band - A

ENERGY EFFICIENCY RATING
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

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

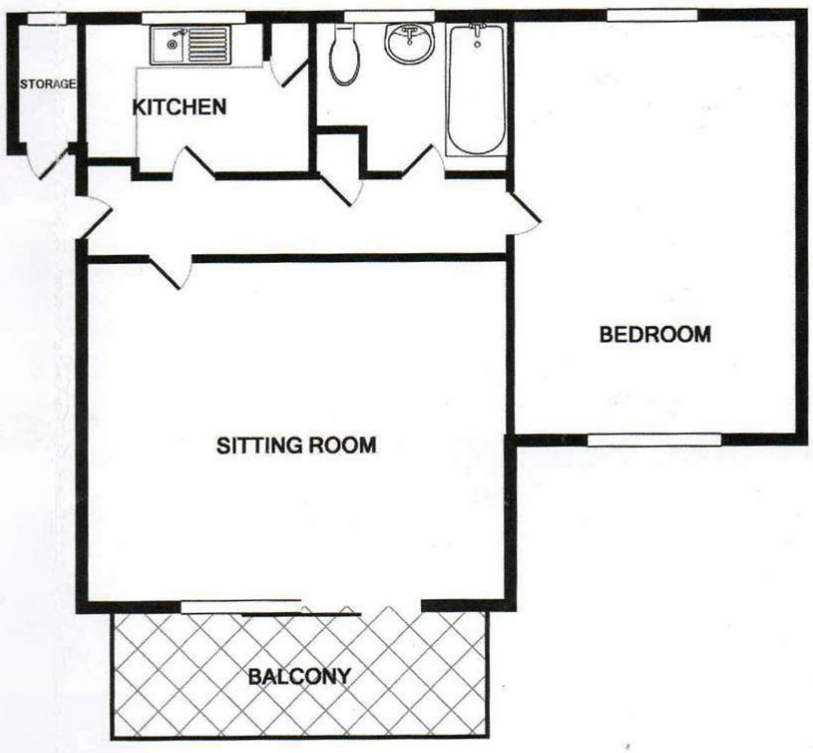
All appointments are to be made through TAYLOR ENGLEY.





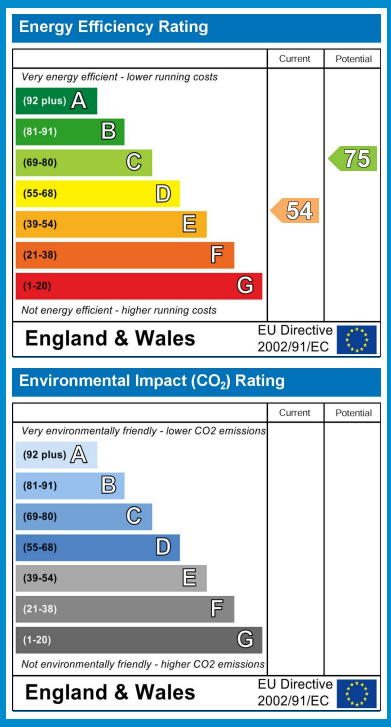






TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.8 SQ.M.)

Flat 18 Belvedere Court,
Eastbourne, BN21 2HH



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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