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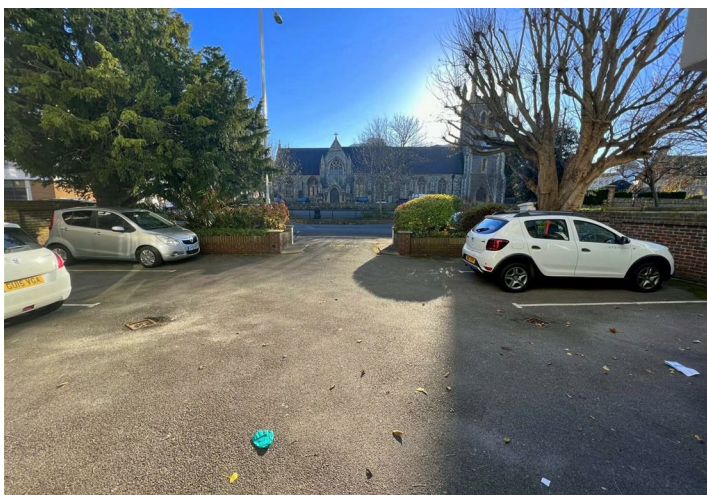
**Flat 18, Windermere Court 22, Trinity Trees, Eastbourne, East Sussex, BN21 3LE**  
**Chain Free £189,950 Leasehold**

**An opportunity has arisen to acquire this SPACIOUS FIFTH (TOP) FLOOR TWO DOUBLE BEDROOMED PENTHOUSE APARTMENT in this favoured Town Centre location. Although requiring some modernisation/refurbishment, the property does offer sealed unit double glazing, three spacious balconies to front and rear, garage with additional parking to front (on a first come first served basis) and is available with vacant possession offered. EPC = G**



The property is conveniently located being with in close proximity to local shops and amenities in nearby Terminus Road and Seaside, whilst Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront are within a short walking distance.

**\* COMMUNAL ENTRANCE HALL \* LIFT AND STAIRS TO ALL FLOORS \* FIFTH FLOOR LANDING \* PRIVATE ENTRANCE HALL \* SITTING ROOM \* SUN BALCONY \* DINING ROOM WITH REAR BALCONY \* KITCHEN \* TWO DOUBLE BEDROOMS (MASTER BEDROOM WITH ACCESS TO THIRD BALCONY) \* BATHROOM/WC \* GARAGE & PARKING TO FRONT (ON A FIRST COME FIRST SERVED BASIS) \* EXTENSIVE VIEWS \* CHAIN FREE \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

Security entry phone system, lift and stairs to all floors.

### Fifth (Top) Floor Landing

Private front door opening to:

### Entrance Hall

Security entry phone receiver, double radiator, storage cupboard.

### Living Room

18'5 x 13'3 (5.61m x 4.04m)

Upvc patio doors to front providing access to spacious balcony, two double radiators. television point, coved ceiling, telephone point.

### Balcony

being south facing with extensive rooftop and partial sea views.

### Dining Room

16'9 x 7'7 (5.11m x 2.31m)

Upvc patio doors opening to rear facing balcony, adjacent window to side, coved ceiling, radiator.

### Rear Balcony

Being north facing with extensive views across the town towards the South Downs

### Kitchen

12'6 x 8'2 (3.81m x 2.49m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, four burner electric hob with adjacent eye level electric oven, plumbing and space for washing machine, space for fridge and freezer, part tiled walls, two upvc window to side with far reaching views.

### Bedroom 1

14' x 9'6 (4.27m x 2.90m)

Upvc patio doors to front balcony, double radiator, built-in double wardrobe,

### Bedroom 2

11' x 9'6 (3.35m x 2.90m)

Upvc windows to front with far reaching views, built-in wardrobe, double radiator.

## Bathroom

8'9 x 8' (2.67m x 2.44m)

Coloured suite comprising panelled bath with mixer tap, electric shower unit over, pedestal wash hand basin, low level wc, adjacent bidet, fully tiled walls in complimentary tiling, heated towel rail, airing cupboard with a copper lagged tank, immersion switch and slatted shelving, wall mounted electric fan heater, upvc obscure window to side.

## Garage

Situated to the left front of the building with gated access (Garage No.1)

## Parking

To front on a first come first served basis.

## N.B

We have been informed by the sellers that the current service charge is £800.00 for six months, £1600.00 annually

Length of lease is 189 years from and including 29th September 1969 to and including 28th September 2158  
Ground rent is £75.00 per annum

Streder Pearce (Eastbourne) are the managing agents for this block

No Pets or Holiday Lets are allowed at this development, ASTs are permitted.

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

PLEASE NOTE THAT THERE IS A GAS SUPPLY TO THIS APARTMENT HOWEVER THERE IS CURRENTLY NO GAS BOILER (RECENTLY EXTRACTED)

## COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

## 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.

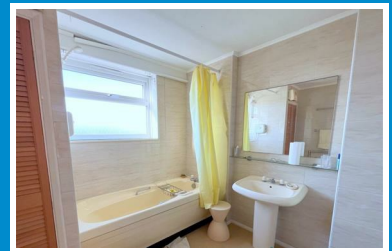
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





Flat 18, Windermere Court, 22, Trinity Trees, Eastbourne



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>1</b>	<b>74</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>		
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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.

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.