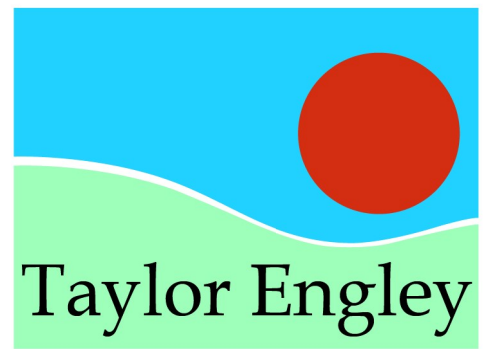


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Flat 2 5 Burlington Place, West of Town Centre, Eastbourne, East Sussex, BN21 4AS
Guide Price £215,000 Leasehold - Share of Freehold

An excellent opportunity arises to acquire this well presented and **DECEPTIVELY SPACIOUS ONE BEDROOMED HALL FLOOR APARTMENT**, in this favoured West of Town Centre location. The property is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazing to the majority of the windows. Features include a spacious sitting/dining room with access to patio terrace, fitted kitchen, bay fronted double bedroom and modern bathroom. There is also the advantage of a long lease term and a share of the Freehold. EPC=D



The property occupies a most convenient location to the west side of Eastbourne's town centre being within walking distance of the seafront, theatres and Eastbourne's comprehensive range of shopping facilities and mainline railway station.

*** FAVOURED WEST OF TOWN CENTRE LOCATION * WALKING DISTANCE TO SEAFRONT, THEATRES AND TOWN CENTRE AMENITIES * WELL PRESENTED * SPACIOUS SITTING/DINING ROOM * PATIO TERRACE * FITTED KITCHEN * BAY FRONTED DOUBLE BEDROOM * MODERN BATHROOM * LONG LEASE TERM * SHARE OF FREEHOLD * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

With security entry phone system. Private front door opening to:

Hall

Radiator, cupboard housing consumer unit, door to:

Sitting/Dining Room

20'6 max x 19'7 max (6.25m max x 5.97m max) (19'7 max reducing to 12'2).

Spacious 'L' shaped room, two radiators, central heating thermostat, small window to front, double doors to rear opening to patio terrace.

Spacious Patio Terrace

Enjoying a south westerly aspect having wrought iron balustrade.

Kitchen

12'1 max x 6'11 max (3.68m max x 2.11m max) (6'11 max reducing to 4'6 to cupboard front).

Maximum measurements provided including depth of fitted units.

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards, range of fitted storage cupboards, Zanussi electric under counter oven, Zanussi four ring induction hob with extractor fan over, AEG fridge/freezer, space and plumbing for washing machine, Worcester wall mounted gas fired boiler, downlighters, outlook to rear.

Bedroom

14'2 max into bay x 12'9 (4.32m max into bay x 3.89m)

(12'9 to cupboard front)

Spacious double bedroom with feature bay window to front, range of built-in wardrobe cupboards, three radiators.

Bathroom

Modern suite comprises shaped bath with mixer tap and shower screen, Mira Sport shower unit, wash hand basin with mixer tap set into drawer/cupboard unit and having mirror fronted medicine cabinet over, low level wc, heated towel rail, tiled walls, tiled floor, downlighters.

N.B

Term of Lease from and including 23 March 1986 and to and including 24 March 3012.

To include a share in the Freehold company.

Service Charge for the period May 2024 to 30 April 2025 £1,620.00

Managing Agents Elite Property Management.

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

COUNCIL TAX BAND:

Council Tax Band - 'B' 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 ENGLE.

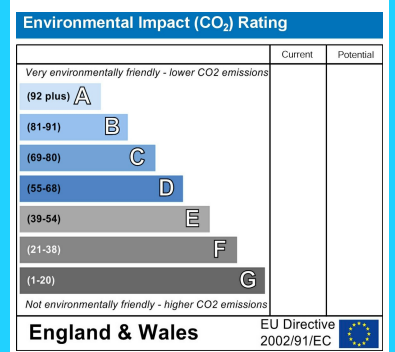
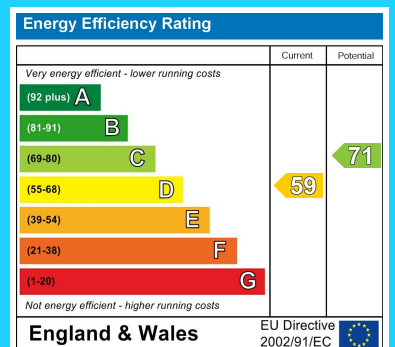
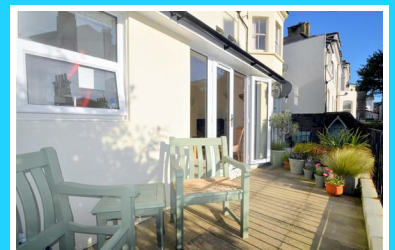
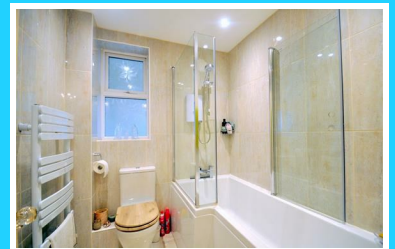


HALL FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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.
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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.

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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