

Valuers, Land & Estate Agents

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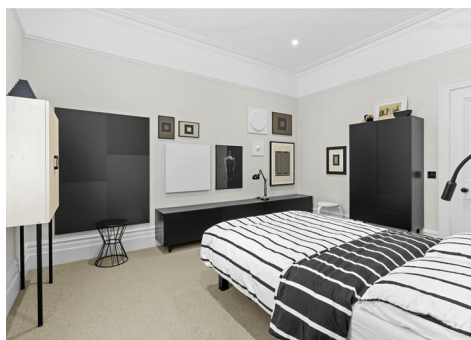
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Taylor Engley



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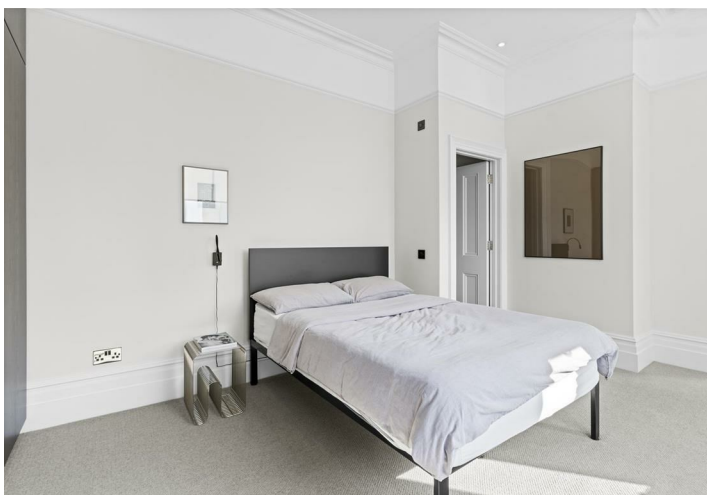
Offers In Excess Of £335,000 Leasehold - Share of Freehold

A HIGHLY DESIRABLE LUXURY APARTMENT located in a sought after position, being within walking distance to the seafront, theaters and local restaurants. The property features a spacious reception room that is light and airy, creating a welcoming atmosphere for relaxation and entertaining. With two well-proportioned bedrooms, there is ample space for a small family or for guests. The property also boasts two spacious en-suite bathrooms. The Grade II listed building was refurbished throughout only a few years ago and is considered to be exceptionally well presented. * CHAIN FREE * SHARE OF FREEHOLD * EPC = C



*** COMMUNAL ENTRANCE HALL * PRIVATE ENTRANCE HALL * STUNNING OPEN PLAN LOUGE/DINING ROOM AND BESPOKE KITCHEN * TWO DOUBLE BEDROOMS WITH LUXURY ENSUITE BATHROOMS ***

This property offers high end luxury living and the light and airy modern living accommodation is beautifully presented throughout. The bespoke kitchen comes with integral appliances and the spacious bathrooms are exceptional. GAS FIRED CENTRAL HEATING



COMMUNAL ENTRANCE HALL

Stairs rise to the second floor landing.

ENTRANCE HALL

Four windows with outlook to front. Cupboard with plumbing and space for washing machine and tumble dryer.

OPEN PLAN LOUNGE/DINING ROOM & KITCHEN

18'0" x 17'4" (5.49m x 5.29m)

A stunning double aspect room with outlook to front and side. The bespoke kitchen has integral appliances to include Bosch dishwasher, built-in oven and hob, microwave and fridge freezer.

BEDROOM ONE

16'1" x 11'5" (4.91m x 3.49m)

Fitted with a full width range of built-in wardrobe cupboards offering hanging, drawers and shelf space. Windows with outlook to front.

EN-SUITE LUXURY BATHROOM

Spacious bathroom with suite including a large walk in shower, bath, washbasin and WC. A good range of built-in cupboards, one housing the Alpha gas boiler.

BEDROOM TWO

13'8" x 10'9" (4.17m x 3.28m)

Window with outlook to rear.

EN-SUITE LUXURY SHOWER ROOM

Suite comprising large shower, WC and washbasin.

PLEASE NOTE:

The property comes with a 999 year lease from the 1st of January 2017. We have been advised by the vendor that there is no ground rent payable and the current service charge is £2200 per annum. (All details concerning the terms of the lease and outgoings are subject to verification).

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

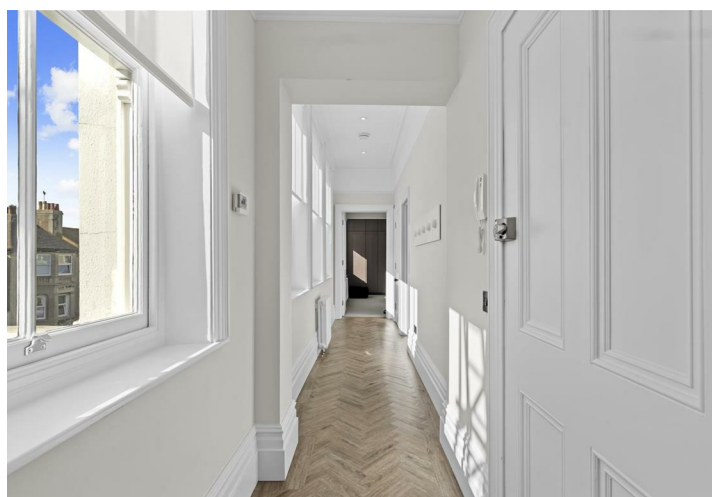
Council Tax Band C.

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.

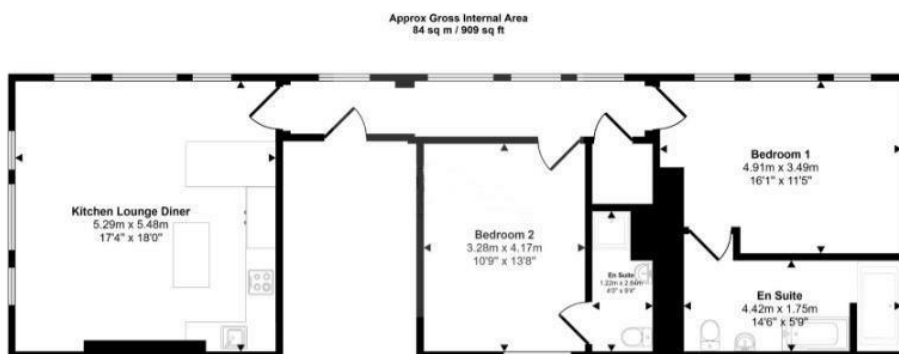
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.