

Valuers, Land & Estate Agents

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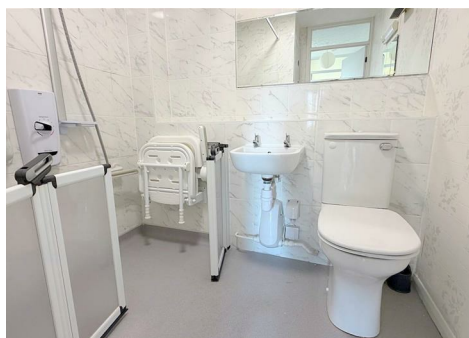
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Taylor Engley



Flat 29, Ruxley Court Swanley Close, Langney, Eastbourne, East Sussex, BN23 7HF
Chain Free £134,000 Leasehold

An opportunity has arisen to acquire this TWO DOUBLE BEDROOMED GROUND FLOOR WARDEN ASSISTED APARTMENT located in this popular Langney area of Eastbourne. This apartment is considered to be in good decorative order with the benefit of upvc double glazed windows and night storage/electric heating. 17'2 x 10'6 dual aspect living room, two bedrooms and kitchen. The apartment forms part of the popular Ruxley Court development which is situated within close proximity to local shops at the Langney Shopping Centre, bus services pass close by whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately 3.5 miles distant.



The property is conveniently located being within walking distance of local shops and amenities at the Langney Shopping Centre. Bus services pass close by whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** CHAIN FREE * GROUND FLOOR * TWO BEDROOMS * RETIREMENT APARTMENT * FITTED KITCHEN * SPACIOUS LIVING/DINING ROOM * SHOWER ROOM * COMMUNAL GARDENS * CONVENIENTLY LOCATED TO LOCAL SHOPS AND AMENITIES * NIGHT STORAGE HEATING * UPVC DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Private front door to:

ENTRANCE HALL

With a night storage heater, understairs storage cupboard, Lifeline control monitor

LIVING ROOM

17'2 x 10'6 (5.23m x 3.20m)

Being dual aspect windows to front and side, television and satellite points, feature fireplace surround, wall mounted Dimplex night storage heater, Lifeline cord, telephone point.

KITCHEN

7'11 x 7'11 (2.41m x 2.41m)

With a comprehensive range of match

BEDROOM ONE

11'10 x 10'9 (3.61m x 3.28m)

With upvc windows to rear, night storage heater, lifeline cord

BEDROOM TWO

10'9 x 7'0 (3.28m x 2.13m)

With upvc windows to front, Lifeline cord, wall mounted electric panel heater.

SHOWER ROOM/WC

7'11 x 5'7 (2.41m x 1.70m)

With a white suite comprising walk in shower with Mira Advance electric shower unit over, wall mounted hand wash basin, low level wc, part tiled walls, Dimplex wall mounted electric fan heater and extractor,.

COMMUNAL FACILITIES

Include residents lounge and laundry room.
Resident and guest parking to the rear of the building

N.B

We have been advised there is 147 years left on the lease 189 years from 1 April 1985

Current outgoings are £204.54 per month
Grange Property Management are the managing agents

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

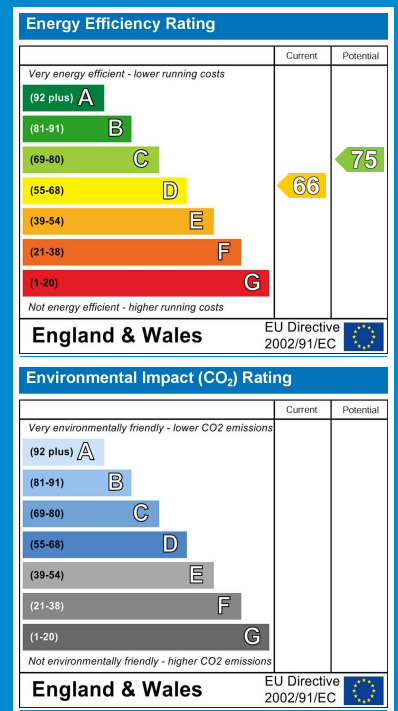
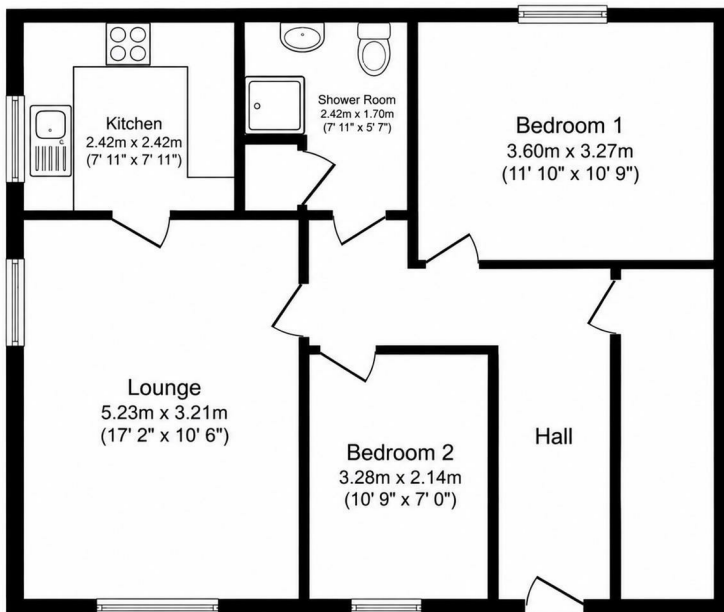
COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Band 'B'

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.





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.