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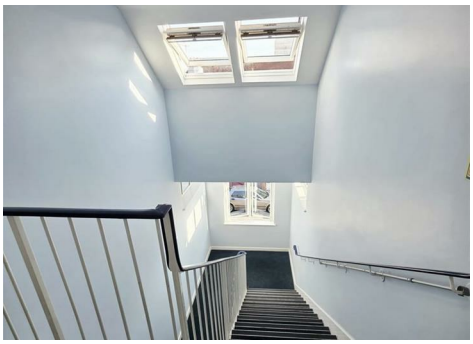
est. 1978

Taylor Engley









Flat 29, Elm Park Court 161 Seaside, Eastbourne, East Sussex, BN22 7LY
Chain Free £165,000 Leasehold

****** CHAIN FREE ***** An excellent opportunity to purchase this WELL PRESENTED TOP (SECOND) FLOOR APARTMENT SITUATED APPROXIMATELY 400 YARDS FROM EASTBOURNE SEAFRONT, in this popular Seaside location. The property benefits from upvc double glazing, gas fired central heating modern fitted kitchen and bathroom and is considered in good decorative order throughout. The property offers low outgoings, long lease and allocated parking to the rear and is one of six owner occupier apartments with private access. The property is conveniently located close to shops and amenities in Seaside, with Eastbourne's seafront within easy walking distance. Eastbourne town centre with its mainline railway station, theatres and comprehensive shopping facilities is approximately one mile distant. EPC = B**



The property is situated opposite Seaside recreational ground and is approximately a quarter of a mile from Eastbourne's seafront. Local shops are available in Seaside and Eastbourne's town centre amenities are approximately one mile distant.

*** COMMUNAL ENTRANCE HALL * SECOND (TOP) FLOOR LANDING * LIVING ROOM * MODERN FITTED KITCHEN * TWO BEDROOMS * BATHROOM/WC * ALLOCATED PARKING SPACE * STORE ROOM * INTERNAL INSPECTION RECOMMENDED ***





The accommodation
Comprises:

COMMUNAL ENTRANCE HALL
Stairs from hallway to second floor landing:

SECOND FLOOR LANDING
Front door to:

HALLWAY
With two spacious store cupboards, interconnecting door to all rooms.

LIVING ROOM
14'3 x 12'8 (4.34m x 3.86m)
With upvc windows to front, coved ceiling, radiator, television aerial point, opening to:

MODERN KITCHEN
10'9 x 7'0 (3.28m x 2.13m)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer sink unit and mixer tap. Tiled splashbacks. Inset gas hob and oven under. Extractor cooker hood. Plumbing and space for washing machine. Space for fridge/freezer. Recently replaced (2023) Worcester Bosch wall mounted gas combi boiler for the provision of gas fired central heating and domestic hot water Velux window to front.

BEDROOM ONE
12'2 x 10'0 (3.71m x 3.05m)
With double glazed windows to rear, radiator.

BEDROOM TWO
12'2 x 7'5 (3.71m x 2.26m)
With double glazed windows to rear, radiator.

BATHROOM/WC
7'4 x 5'8 (2.24m x 1.73m)
With a white suite comprising bath with shower unit over, close coupled WC and wash basin inset into storage unit. Extractor fan. Heated towel rail.

ALLOCATED PARKING
The property has the benefits of a secure storage cupboard and an allocated parking space.

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

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

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.

N.B.
Vendor advises that the current maintenance charges are £1488 per annum with a ground rent of £10.00 per annum
Stonewater are the managing agents
125 years from 1 January 2006 current length of lease is 104 years



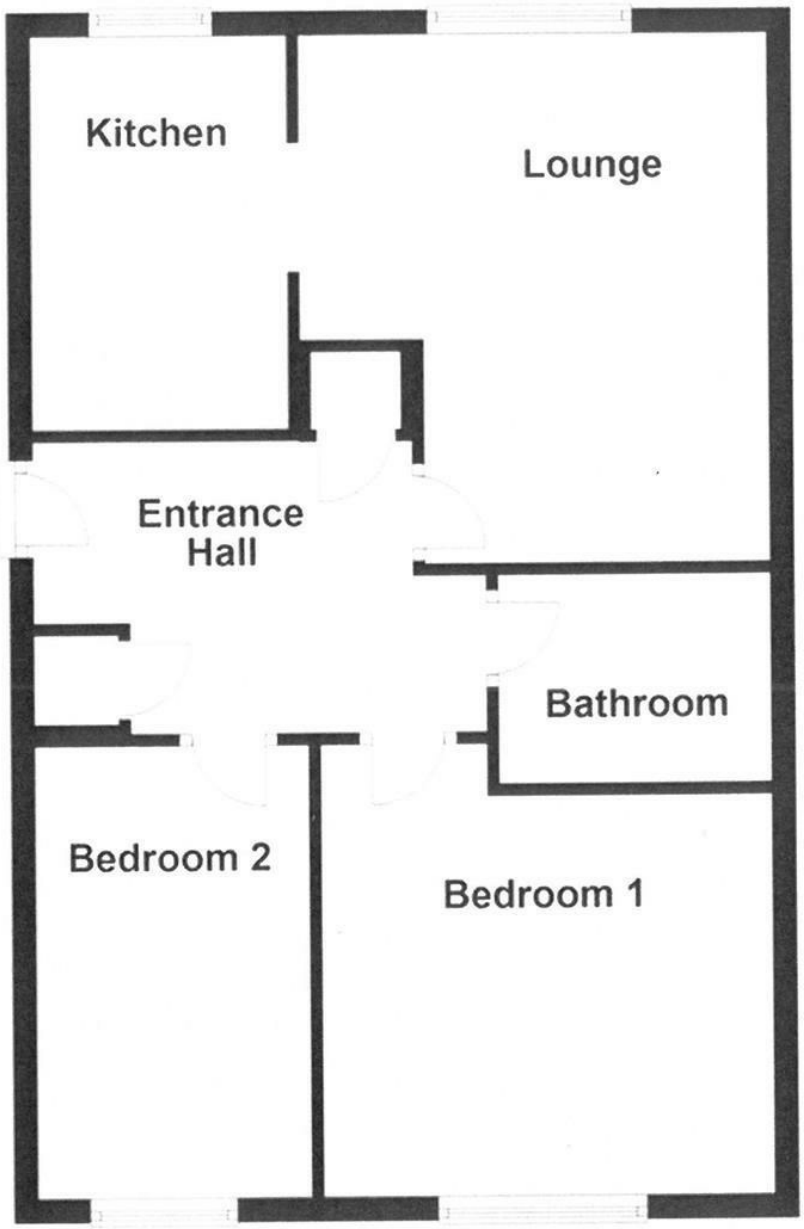


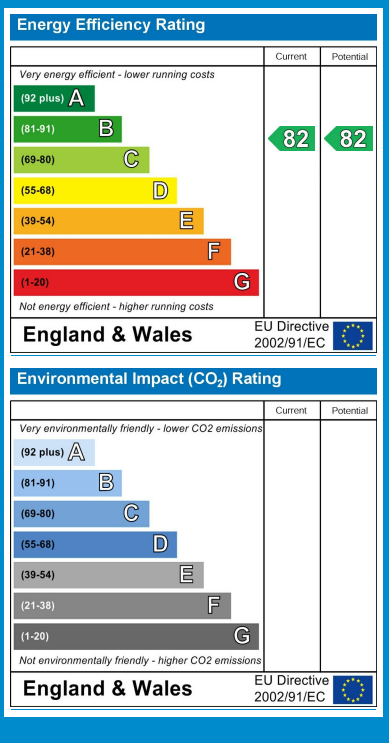












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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