

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



Flat 6, White Gables, 53 Carlisle Road, Eastbourne, East Sussex, BN21 4JR

Asking Price £315,000 Leasehold - Share of Freehold

A spacious and well-positioned two bedroom first floor apartment forming part of the desirable White Gables development, situated in the highly sought-after Lower Meads area of Eastbourne. The property enjoys attractive views over the communal gardens and adjoining Jevington Gardens, together with views towards the adjacent All Saints Church, whilst the spacious living room benefits from direct access onto a southerly facing balcony. The well-planned accommodation features a fitted kitchen, principal bedroom with en-suite, further bedroom and a useful utility/cloakroom. The development is served by a lift to all floors, providing ease of access, and the property further benefits from an allocated car parking bay within the secure gated communal under croft parking area. EPC=B.



Carlisle Road enjoys a highly convenient position within Eastbourne's sought-after Lower Meads area, ideally placed for enjoying the very best of the town's cultural, leisure and seaside attractions. The seafront and promenade are just a short walk away, providing easy access to the beach, seafront walks and iconic attractions including the Bandstand. The location is particularly appealing for those who enjoy the arts and entertainment, with the Congress Theatre, Devonshire Park Theatre and Winter Garden all within the immediate vicinity, together with the Towner Art Gallery. Carlisle Road also adjoins the prestigious Eastbourne College. The town centre, with its comprehensive range of shops, cafés, restaurants and everyday amenities, is also readily accessible.

*** FAVOURED LOWER MEADS LOCATION * SHORT WALK TO THE SEAFRONT AND THEATRES * SPACIOUS LIVING ROOM * SOUTHERLY BALCONY WITH ATTRACTIVE VIEWS * PRINCIPAL BEDROOM WITH EN-SUITE * CLOAKROOM/UTILITY ROOM (FORMER SHOWER ROOM) * ALLOCATED CAR PARKING SPACE WITHIN SECURE GATED UNDERCROFT RESIDENTS PARKING AREA * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal front door with security entry system opening to:

Communal Entrance Hall

With lift or stairs rising to:

First Floor

Front door opening to:

Entrance Hall

Security Entry system, two built-in storage cupboards.

Cloakroom/Utility

Former shower room with plumbing remaining in place, therefore can be converted back if required. Wash hand basin set into cabinet, low level wc chrome effect heated towel rail, part tiled walls, space and plumbing for washing machine, space for tumble dryer.

Living room

18'3 x 13'1 (5.56m x 3.99m)

(18'3 plus door recess)

Spacious room with attractive outlook to rear, two radiators, electric fire, patio door opening to:

Balcony

Enjoying a southerly aspect and views over the communal gardens, Jevington Gardens and towards the Church.

Kitchen

9'10 max x 5'10 (3.00m max x 1.78m)

(5'10 to cupboard front)

Range of base and wall mounted cupboards, worktops with tiled splash back and inset sink unit, electric oven with cupboard above and below, four burner gas hob with extractor fan over, dishwasher, space for fridge/freezer, Worcester wall mounted gas fired boiler, tiled floor, outlook towards the Church.

Bedroom 1

12'10 x 12'3 (3.91m x 3.73m)

(12'10 to cupboard front)

Attractive double aspect room with outlook towards the church and a deep window sill/seat overlooking the grounds of Eastbourne College, range of fitted wardrobe cupboards, radiator.

En-Suite Shower Room

Shower cubicle, wash hand basin, low level wc, heated towel rail, part tiled walls, tiled floor, fitted cabinet, extractor fan.



Bedroom 2

9'11 max x 9'9 (3.02m max x 2.97m)

Radiator, outlook towards the Church.

Allocated Car Parking

Car parking bay within the secure gated residents undercroft parking area.

Communal Gardens

Situated to the rear of the block, have level lawned gardens and an attractive seating area,

Jevington Gardens

There is a private gate allowing access to the gardens for the residents of White Gables.

NB

Term of lease 999 years from 29 September 1986

To include a share in the freehold.

Service Charge 25/03/2026 for half year in advance £1495.65.

Managing Agents are Fitch Taylor Johnson (FTJ).

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

COUNCIL TAX BAND:

Council Tax Band -'D' 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:

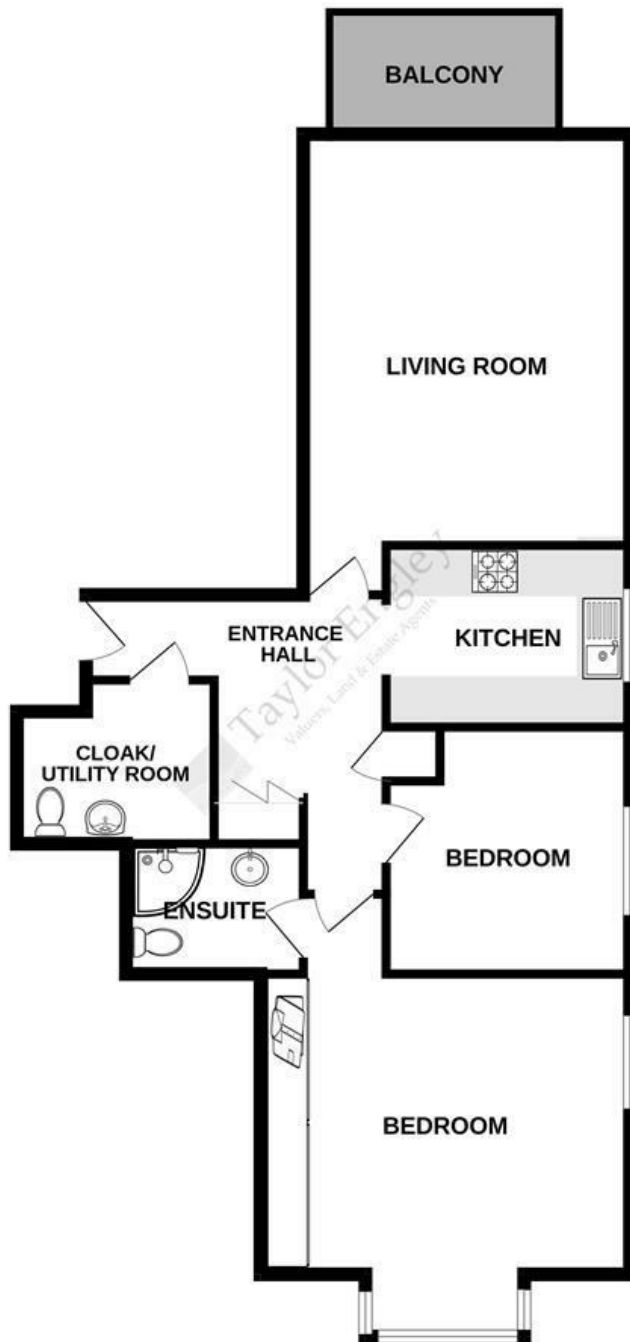
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

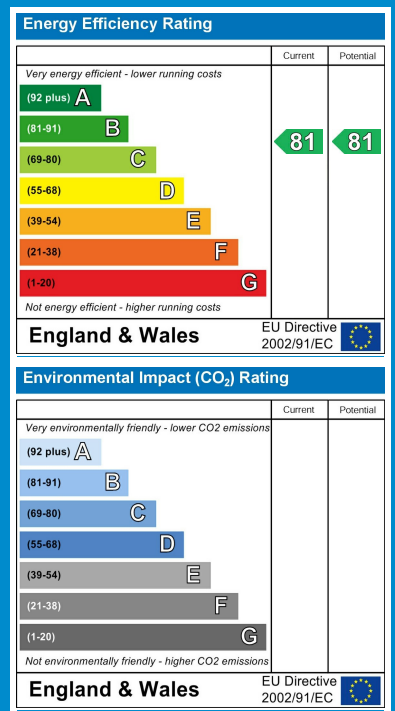


FIRST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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.
Made with Metropix ©2026



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.