

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

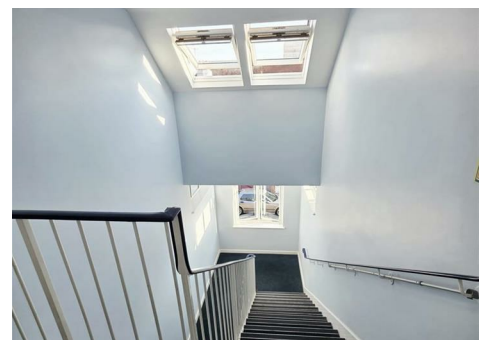
**eastbourne@taylor-engley.co.uk**

**www.taylor-engley.co.uk**

est. 1978



**Taylor Engley**



**Flat 29, Elm Park Court 161 Seaside, Eastbourne, East Sussex, BN22 7LY**

**Guide Price £175,000 Leasehold**

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](http://www.checker.ofcom.org.uk)

## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE.

## **FOR CLARIFICATION:**

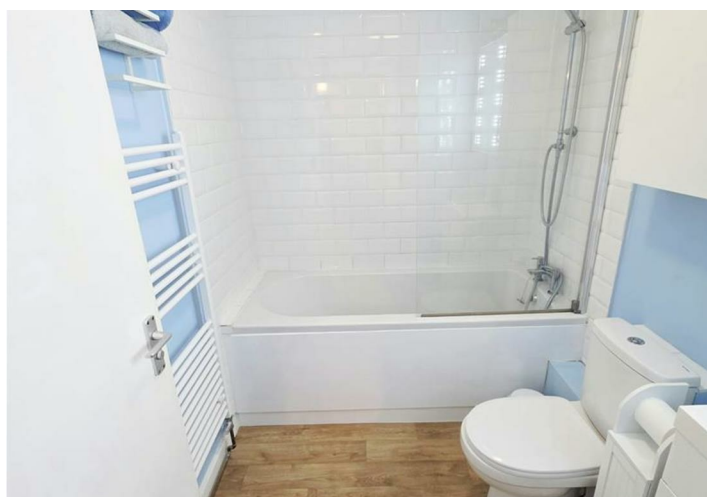
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

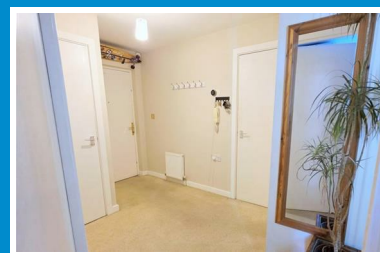
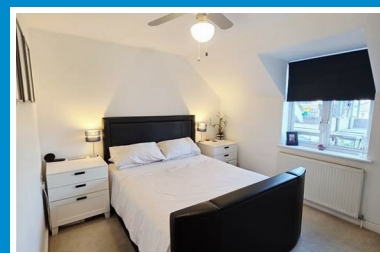
## **N.B.**

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

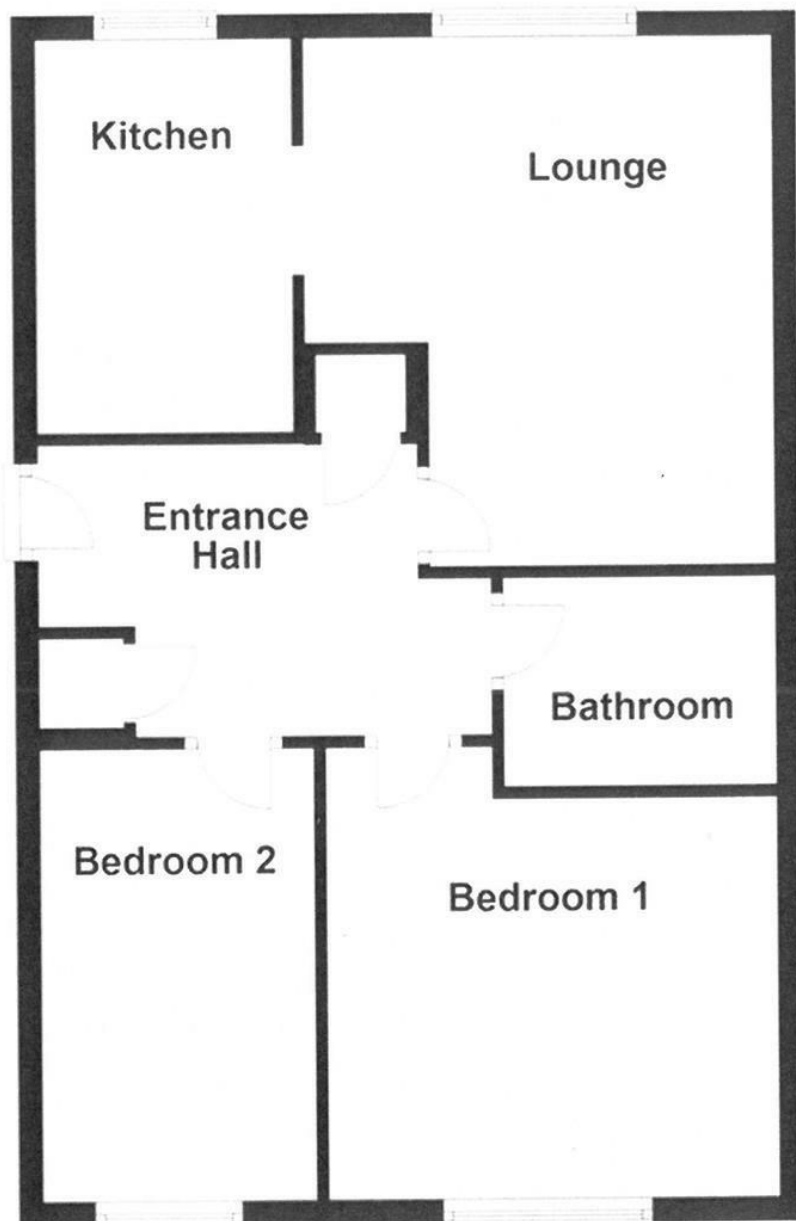
125 years from 1 January 2006 current length of lease is 104 years





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 82      | 82                      |
| (69-80) C                                   |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.