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 3, Sunridge, 14 Dittons Road, Eastbourne, East Sussex, BN21 1DW
Asking Price £450,000 Leasehold

An impressive three-bedroom duplex apartment, well presented and situated in the favoured Saffrons Area, enjoying views towards Gildredge Park. The layout offers well-proportioned, versatile living space arranged over two levels - highlighted by a sitting room with striking vaulted ceiling, a separate dining room, and a spacious kitchen/breakfast room ideal for everyday life and entertaining. There is a generous principal bedroom with en-suite facilities, two further well-proportioned bedrooms and a family bathroom. Additional benefits include an enclosed balcony, gas fired central heating, and a garage. This is a rare offering combining character, well proportioned accommodation and convenience in a sought after location. EPC=D.

Dittons Road occupies a highly desirable position within Eastbourne's sought-after Saffrons area, ideally placed for enjoying both the tranquillity of established residential surroundings and the convenience of the town centre. Gildredge Park and the adjoining Manor Gardens are close by, providing an attractive green open space for leisurely walks, recreation and family enjoyment. The location is particularly well suited to those seeking excellent day-to-day convenience, with Eastbourne town centre, its wide range of shops, cafés, restaurants and leisure facilities, all within walking distance. Eastbourne mainline railway station is also within comfortable walking distance, providing excellent connections for commuters and those wishing to travel further afield.

*** HIGHLY SOUGHT AFTER SAFFRONS AREA * WELL PRESENTED DUPLEX APARTMENT * SITTING ROOM WITH VAULTED CEILING * SEPARATE DINING ROOM * SPACIOUS KITCHEN/BREAKFAST ROOM * ENCLOSED BACLONY * THREE BEDROOMS * PRINCIPAL BEDROOM WITH EN-SUITE * FAMILY BATHROOM & CLOAKROOM * GARAGE * GAS FIRED CENRAL HEATING * WALKING DISTANCE TO GILDREGE PARK THE TOWN CENTRE AND MAINLINE RAILWAY STATION * INTERNAL VIEWING HIGHLY RECOMMENDED ***

The accommodation
Comprises:

Communal Entrance door opening to:

Communal Entrance Hall
With stairs rising to first floor, front door opening to:

Entrance Hall
Security entry phone, radiator with cover, built-in cloaks cupboard.

Sitting Room
22'1 x 17' max (6.73m x 5.18m max)
(22'2 extending to 24'2 max into door recess)
Attractive triple aspect room with feature vaulted ceiling, fitted wood burner, two Velux windows, three radiators, double doors opening to:

Enclosed Balcony
17'4 x 4'5 (5.28m x 1.35m)
Tiled floor, outlook to rear.

Dining Room
10'5 x 9'4 (3.18m x 2.84m)
Built-in dresser style unit, radiator, outlook to side.

Kitchen/Breakfast Room
17'1 max x 16'8 max (5.21m max x 5.08m max)
(maximum measurements include depth of fitted units and staircase)
Spacious room with outlook to front, range of base and wall mounted cupboards with under cupboard lighting, worktops with tiled splash back, twin bowl deep glazed sink unit, slot-in cooker, island unit, integrated larder fridge and freezer, dishwasher, and microwave, downlighters, outlook to front.

Cloakroom
Low level wc, wash hand basin with tiled splash back set into cabinet, electric bar heater, window to front.

Bedroom 3
14'2 max x 7'11 max (4.32m max x 2.41m max)
Radiator, outlook to front.

Stairs rising from kitchen/breakfast room to:

Landing
Radiator, door opening to walk in roof space with light.

Bedroom 1
21'3 max x 12'8 max (6.48m max x 3.86m max)
(12'8 max to cupboard front reducing to 7'11)
Spacious room with outlook to rear towards Gildredge Park, range of full height fitted wardrobe cupboards, part panelled walls, radiator, window to rear and doors opening to Juliette style balcony with view towards the park.

En-Suite Shower Room
Spacious easy access shower cubicle with rainfall and hand held shower fitments, wash hand basin set onto unit, shaver point, low level wc, tiled walls, tiled floor, chrome effect heated towel rail, downlighters, window to side, cupboards housing Worcester gas fired boiler and having plumbing for washing machine.

Bedroom 2
17'4 x 12'3 (5.28m x 3.73m)
(Measurements exclude window recesses)
Double aspect room with outlook to side and rear, radiator, view towards Gildredge Park.

Family Bathroom
Roll top style bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc chrome effect heated towel rail, tiled floor, mostly tiled walls.

Garage
19'6 max x 8'1 max (5.94m max x 2.46m max)
(maximum measurements include depth of internal pillars fitting and structures)
Light and power up and over door.

NB
As at September 2026 We are informed of the following,

Term of lease 125 years from 19 June 1997.

Maintenance charge 1/3 of any repairs/maintenance as and when required.

Ground rent is £30 per annum.

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

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council

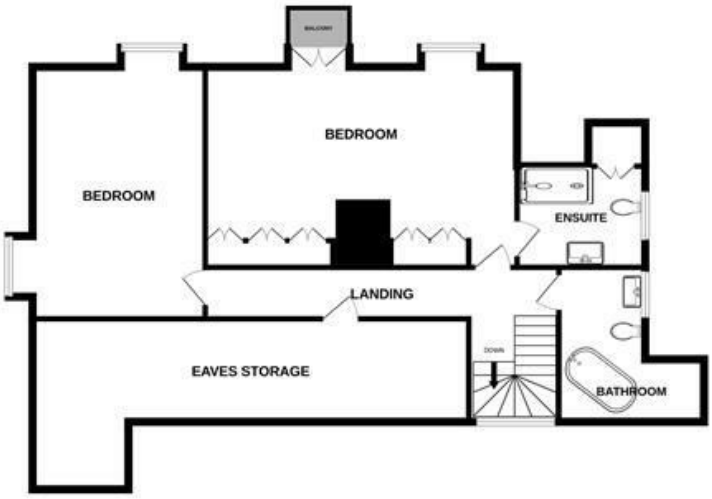
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

1ST FLOOR
1085 sq.ft. (100.8 sq.m.) approx.

2ND FLOOR
864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA : 1949 sq.ft. (181.1 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.
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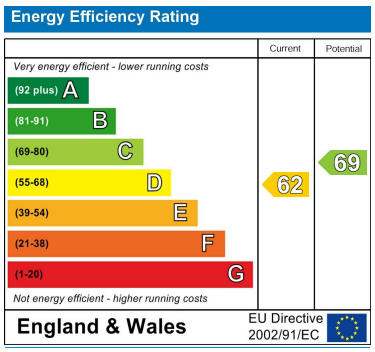

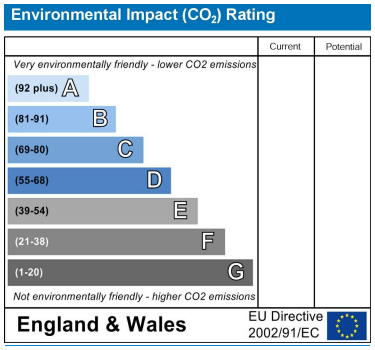

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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