

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**Flat 2, 16 Grassington Road, Lower Meads, Eastbourne, East Sussex, BN20 7BP**

**Offers In The Region Of £189,950 Share of Freehold**

**LOWER MEADS** Beautiful light and spacious one double bedroom apartment which enjoys a highly sought after and convenient residential location within a half mile of the seafront, town centre and railway station. The apartment is situated on the first floor of a very appealing converted Edwardian house and provides well proportioned and tastefully presented accommodation throughout. The bright living room enjoys a pleasant aspect and features a working wood burning stove behind the electric fireplace. The kitchen is beautifully fitted with integrated appliances. The double bedroom has built in wardrobes and a beautifully appointed shower room. Viewing is highly recommended EPC D



**\* MEADS LOCATION \* FIRST FLOOR ONE BEDROOM APARTMENT \* DOUBLE BEDROOM WITH BUILT IN WARDROBES \* MODERN FITTED KITCHEN \* MODERN SHOWER ROOM/WC \* SITTING ROOM \* EPC D**



## ACCOMMODATION COMPRISES

Communal entrance door with entry phone leading into communal area with stairs rising to the first floor. Personal door to apartment leading into

## ENTRANCE HALLWAY

Cupboard housing combination boiler, further storage cupboard, wood effect laminate flooring.

## KITCHEN

9' x 8'2 (2.74m x 2.49m)

Two double glazed windows to front and side. Kitchen is fitted with full range wall and base units incorporating cupboards and drawers together with a pull-out larder cupboard and integrated appliances that include an oven, microwave, induction hob, spaces for washer/drier and slimline dishwasher, ceramic sink unit and drainer, eye level oven with combination microwave oven over, four ring induction hob with extractor over.

## SITTING ROOM

15' x 13'2 (4.57m x 4.01m)

Two double glazed windows to side, wood effect laminate flooring, picture rail, electric fireplace and surround. Behind the electric fireplace there is a cash iron wood burning stove.

## BEDROOM

13' x 10'6 (3.96m x 3.20m)

Two double glazed windows to the front, picture rail, built in wardrobes with hanging rail and storage shelf

## SHOWER ROOM/WC

Fully tiled walls and floors, walk in double shower enclosure with rain shower over, vanity wash hand basin with cupboard under, close coupled wc, radiator, inset ceiling spot lights, extractor fan.

## NOTE

LEASE:

Approximately 151 years remaining (Share of Freehold)

SERVICE CHARGE:

£500 half yearly

GROUND RENT:

n/a

Pets are permitted only at the discretion of the directors

**COUNCIL TAX BAND:**

Council Tax Band - A

## 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)

## FOR CLARIFICATION

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.

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.

## VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY.



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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.

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**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**