

**Valuers, Land & Estate Agents**

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Taylor Engley



**Flat 5 Riplingham 41 Gaudick Road, Meads, Eastbourne, BN20 7LW**

**Offers In Excess Of £200,000 Leasehold**

**\*\* CHAIN FREE \*\*** Taylor Engley are pleased to bring to the market this beautiful first floor apartment, located in a highly desirable converted period property in Meads. The building has private gates to front and rear and has an impressive elegant well presented communal entrance hall, with stairs or a lift to the first floor. The property enjoys a pleasant outlook and offers a spacious kitchen/diner and lounge, two bedrooms, two bathrooms, private parking and stunning communal gardens. Access to the South Downs, The Royal Gold Course, Meads village shops and seafront are all located close by.

**EPC = C**



**Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one mile distant.**

**\* COMMUNAL ENTRANCE HALL \* HALLWAY \* LIVING ROOM \* KITCHEN/DINER \* MASTER BEDROOM WITH EN-SUITE BATHROOM \* SECOND BEDROOM \* SHOWER ROOM \* ALLOCATED PARKING SPACE \* COMMUNAL GARDENS \***



## The accommodation

Comprises:

### COMMUNAL ENTRANCE HALL

An impressive communal entrance, with stairs or a lift rising to:

### FIRST FLOOR

Private front door opening to:

### ENTRANCE HALL

Security entry phone system, radiator, airing cupboard housing hot water cylinder and wall mounted Alpha boiler, double glazed Sash window to rear.

### LIVING ROOM

17'11 x 14'6 max (5.46m x 4.42m max)  
Feature fireplace with inset Living Flame gas fire, radiator, double glazed Sash window with pleasant outlook to front.

### KITCHEN / DINER

13.8 x 12.9 (3.96m.2.44m x 3.66m.2.74m)  
Fitted with matching oak cupboards and drawers, inset dishwasher, washing machine and fridge freezer, built-in gas hob with extractor hood over, built-in double oven and microwave/convection oven, granite work surfaces with one and a half bowl sink unit, double glazed Sash window to front, radiator.

### BEDROOM ONE

12.6 x 8.8 (3.66m.1.83m x 2.44m.2.44m)  
Range of built-in wardrobe cupboards and drawers, radiator, double glazed Sash windows with pleasant outlook to front.

### EN-SUITE BATHROOM

White suite comprising low level wc, wash hand basin with cupboard below. Bath with shower over, heated towel rail, double glazed Sash window to side, shaver point, extractor.

### BEDROOM TWO

8'8 x 8'8 (2.64m x 2.64m)  
Double aspect with double glazed Sash windows to side and rear, radiator, built-in wardrobe cupboards.

### SHOWER ROOM

Shower, wash basin with cupboards below, low level wc, double glazed Sash window to rear, heated towel rail, extractor.

### PARKING

Allocated parking space - number 5

### COMMUNAL GARDENS

Large well maintained communal garden, mainly laid to lawn with well stocked boarders.

### PLEASE NOTE

The lease is 999 years from the 1st of January 2010. We have been advised the annual service charge for the period 1st of January 2025 to the 31st of December 2025 is £2117.91, and the annual ground rent is £250.

(All details concerning the terms of the lease and outgoings are to be verified).

### 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)

#### COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

#### 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.

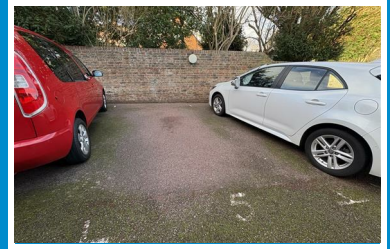
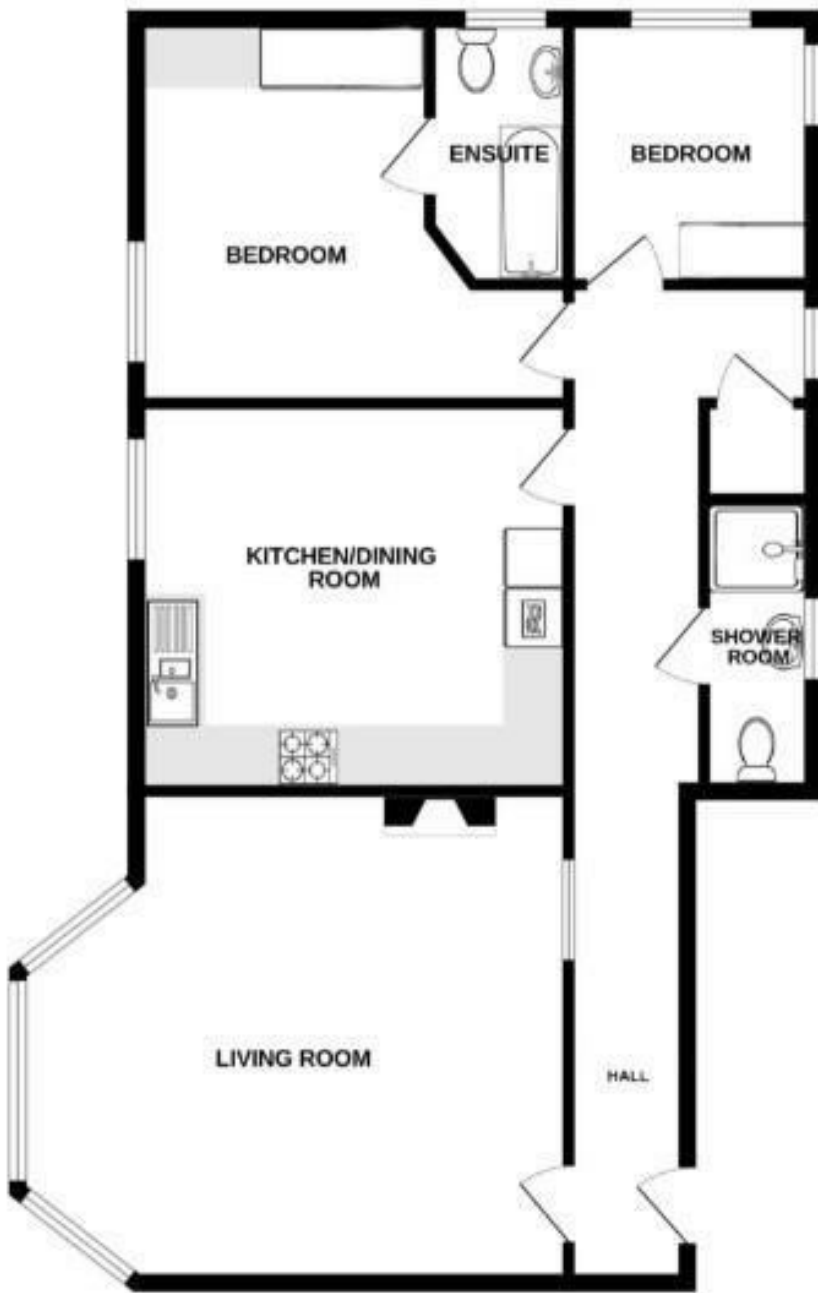
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









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>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(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.

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.