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**Taylor Engley**



**Flat 2, 23 Ceylon Place, Eastbourne, East Sussex, BN21 3JE**

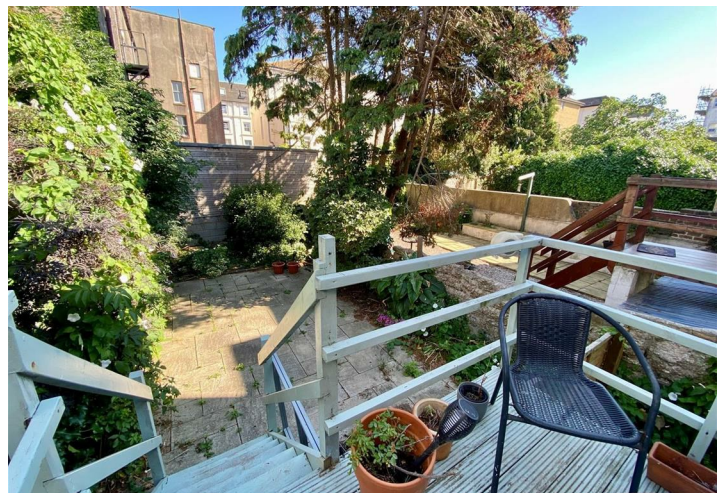
**Price £145,000 Leasehold**

**We are pleased to bring to the market this one bedroom hall floor flat, with PRIVATE GARDEN, located in a highly convenient location, being within walking distance to the seafront and town centre amenities. EPC = E**





**\* Entrance Hall \* Living Room \* Kitchen \* Bedroom \* Bathroom \* Private Garden \* Electric Heating \***





## COMMUNAL ENTRANCE HALL

Door to:

## ENTRANCE HALL

Radiator, built-in storage cupboards, entry phone system.

## LIVING ROOM

15'10" in to bay x 12'10" (4.57m'3.05m" in to bay x 3.66m'3.05m")

Double glazed bay window with outlook to front, radiator, built-in cupboards.

## KITCHEN

9,5" x 8'11" max (2.74m,1.52m" x 2.44m'3.35m" max)

Fitted with a range of built-in cupboards and drawers, integral fridge freezer, built-in oven and hob with extractor hood over, space for washing machine, work surfaces, sink unit, double glazed window to rear, door to garden.

## BEDROOM

12'6" x 10'7" max (3.66m'1.83m" x 3.05m'2.13m" max)

Double glazed window with outlook to rear, radiator.

## BATHROOM

Washbasin, wc, bath with shower over, double glazed window to side.

## GARDEN

Raised decked area, steps down to courtyard garden.

## PLEASE NOTE:

The lease is 125 years from the 19th of November 2004. For the period 1st of January to the 31st of December 2025, the ground rent is £100 and the service charge is £2501.66. (All details concerning the terms of the lease and outgoings are subject to verification).

We have been advised by the vendor that the roof and the rendering have been renovated this year.

## 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:

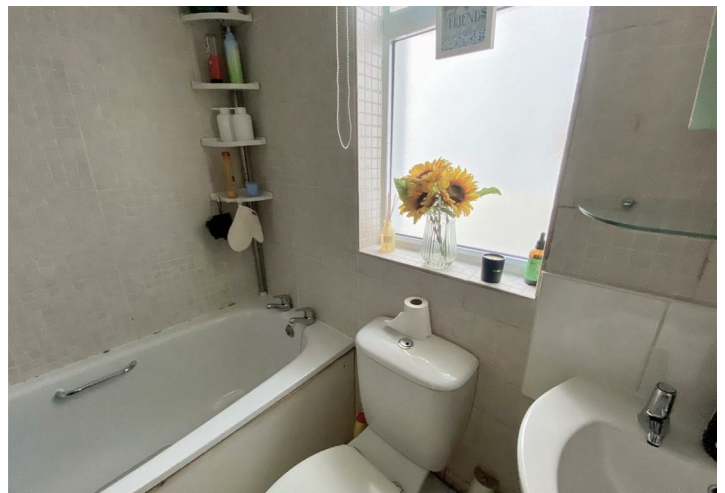
Council Tax Band A.

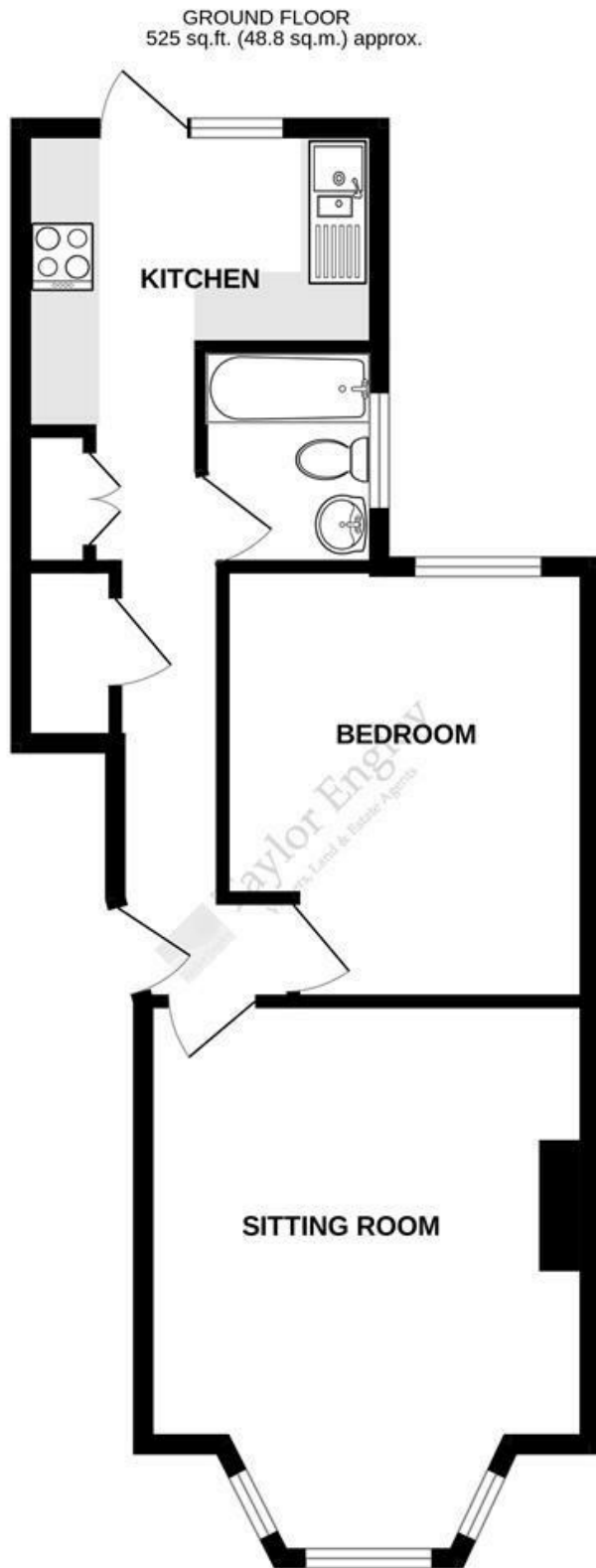
## FOR CLARIFICATION:

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.





TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	48	
(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.

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