

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**Flat 3, High View Court Silverdale Road, Lower Meads, Eastbourne, East Sussex, BN20 7AQ**  
**Price £250,000 Leasehold - Share of Freehold**

Taylor Engley are delighted to offer to the market this well presented **TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT** located in the sought after Lower Meads area of Eastbourne, being within **WALKING DISTANCE OF THE SEAFRONT**. The property offers spacious living accommodation, including a 20'6 living room, modern fitted kitchen, two bedrooms with built-in wardrobes, bathroom suite with bath and separate shower and a secure allocated car parking space. \* PRIVATE PATIO AREA \* GAS FIRED CENTRAL HEATING \* SEALED UNIT DOUBLE GLAZING \* SHARE OF FREEHOLD \* EPC = C



**The property is situated approximately a quarter of a mile from Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station. Eastbourne's seafront and local shops are situated within walking distance.**

**\* ENTRANCE HALL \* LOUNGE/DINING ROOM \* MODERN FITTED KITCHEN \* TWO BEDROOMS \* BATHROOM \* PRIVATE PATIO AREA \* SECURE PARKING SPACE \***



## COMMUNAL ENTRANCE HALL

Private front door opening to:

## ENTRANCE HALL

Range of built-in storage cupboards

## LIVING ROOM

20'6 x 12'11 (6.25m x 3.94m)

Large double glazed window and door to private patio area, two radiators.

## KITCHEN

13'8 x 7' (4.17m x 2.13m)

Fitted with a range of white gloss fronted eye and base level units, work surface with inset sink unit, cupboard housing Glow Worm gas fired boiler, induction Neff cooker and microwave, Neff hob with extractor hood over, integrated Neff washer/dryer, integrated Bosch slimline dishwasher, integrated fridge with freezer compartment, built-in shelved cupboard, double glazed window to rear, radiator.

## BEDROOM ONE

14'10 x 10'4 (4.52m x 3.15m)

Double glazed window to front, built-in furniture, radiator.

## BEDROOM TWO

9'8 x 8'10 + door recess (2.95m x 2.69m + door recess)

Double glazed window to front, built-in wardrobe cupboard, radiator.

## BATHROOM

8'1 x 7' (2.46m x 2.13m)

White suite comprising bath, low level wc, washbasin with cupboard below, shower cubicle, heated towel rail, extractor fan.

## PRIVATE PATIO AREA

Private patio area, overlooking the well maintained communal gardens.

## SECURE PARKING

Car parking space number 3.

## PLEASE NOTE:

The lease is 999 years from the 29th of September 1976 and is offered with a share of the Freehold. The half yearly service charge for the period 25/03/2026 - 28/08/2026, including a contribution towards the reserve fund is £2119.23. "Peppercorn" ground rent.

(All details concerning the terms of lease and outgoing are subject to verification)

## COUNCIL TAX BAND:

Council Tax Band C - 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)

## FOR CLARIFICATION:

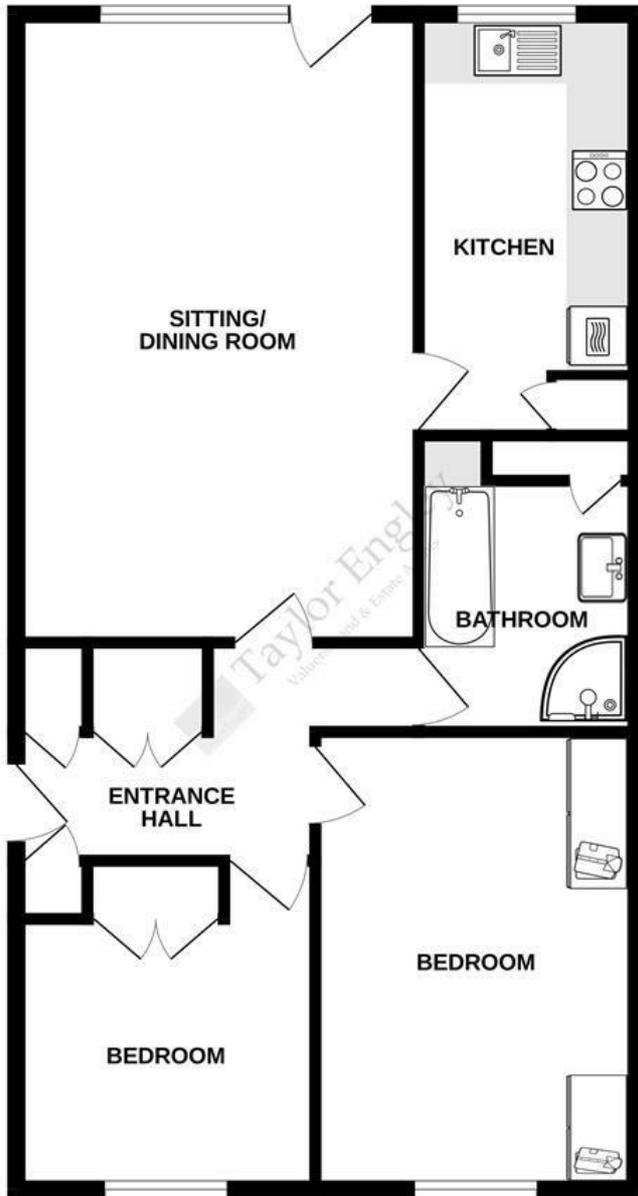
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.

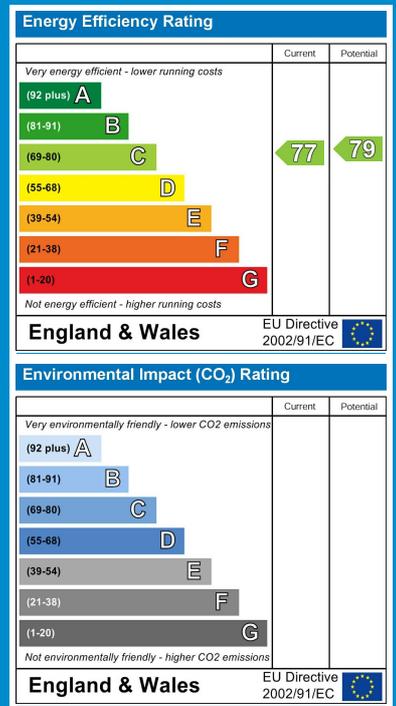


GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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.

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.