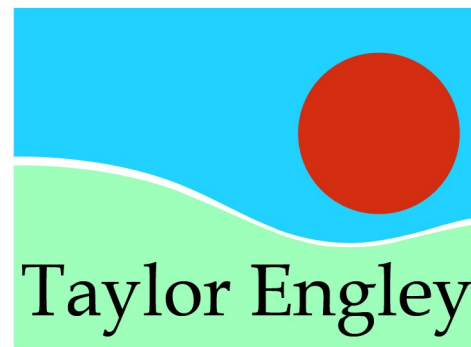


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Flat 34, Haystoun House Church Street, Willingdon, Eastbourne, East Sussex, BN22 0HX
Guide Price £125,000 Leasehold

Taylor Engley are delighted to welcome to the market this **SECOND FLOOR STUDIO APARTMENT** in this popular Haystoun House development, set within beautifully maintained landscaped gardens. The well maintained development offers communal gardens and parking with features that include gas fired central heating, Sash windows, modern kitchen and bathroom and is situated just of Church Street at Willingdon.



Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** COMMUNAL ENTRANCE HALL * STAIRS TO SECOND FLOOR LANDING * STUDIO ROOM * KITCHEN AREA * RE-FITTED BATHROOM * COMMUNAL PARKING * LISTED BUILDING * SET WITHIN LOVELY GROUNDS ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Attractive period style staircase rising to:

Second Floor Landing

Private front door opening to:

Inner Hall

Living Area

17'2 x 15'11 (5.23m x 4.85m)

Sash windows to side and rear. Range of matching double wardrobes with further storage units to side, double radiator.

Kitchen Area

8'8" x 3'3" (2.66 x 1.01)

With a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit, plumbing for washing machine, space for fridge freezer, space for microwave, part tiled walls, wall mounted Alpha combi boiler for the provision of gas fired central heating and domestic hot water, Sash window to side, vinyl tiled flooring.

Bathroom

6'3 x 5'9 (1.91m x 1.75m)

White suite comprising panelled bath with chrome mixer tap and shower unit over, pedestal wash hand basin with monobloc mixer, dual flush wc, mostly tiled walls in complimentary tiling.

Outside

Communal Gardens

Attractive park like gardens to the front of the property interspersed with mature trees driveway access to Wealden Park with additional garden sitting area to rear.

Parking

Ample parking to the front and rear of the building

N.B

The vendor advises us of the following:

Lease is 125 years from 25.12.1983.

Current service charge is £318.11 per quarter.

Ground rent £6.25 per quarter.

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

N.N.B

The current tenant is very keen to remain in the property should it be purchased by an investor for at least a year, our clients have expressed this would be a condition of sale.

COUNCIL TAX BAND:

Council Tax Band - 'A' Wealden District Council - currently £1,539.56 until March 2024.

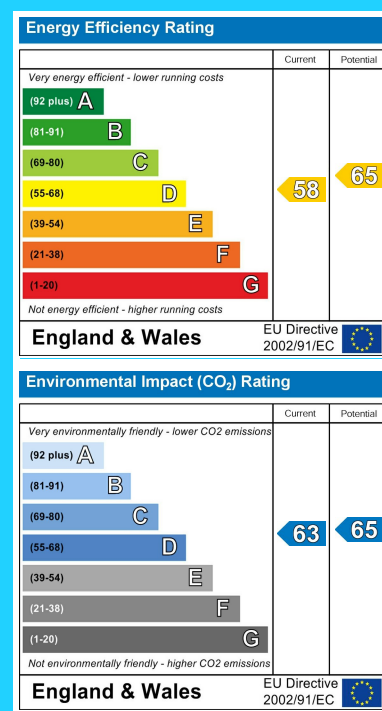
FOR CLARIFICATION:

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 ENGLE.





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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