

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)

est. 1978



**Taylor Engley**



**Flat 10, Kepplestone Staveley Road, Meads, Eastbourne, BN20 7JY**

**By Auction £325,000 Leasehold**

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000. An excellent opportunity to purchase this SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM GROUND FLOOR APARTMENT, WITH GARAGE, situated in the highly desirable Kepplestone Development on Eastbourne Seafront. The apartment is considered to provide spacious accommodation and has the benefit of having a SHARE OF THE FREEHOLD, communal central heating, double glazed windows and beautiful communal gardens. EPC = D**



**The property is situated on Eastbourne seafront, whilst Eastbourne town centre with its main line railway station, comprehensive shopping facilities and theatres is approximately half a mile distant.**

**\* SPACIOUS GROND FLOOR APARTMENT \* FOUR BEDROOMS - ONE WITH EN-SUITE BATHROOM \* LOUNGE \* DINING ROOM \* STUDY \* KITCHEN WITH UTILITY AREA \* GUEST BATHROOM \***



## Communal Entrance Hall

Private front door opening to:

## Hallway

Radiator.

## Lounge

19'8 x 15'9 max (5.99m x 4.80m max)

Three double glazed windows to front, one window to side, feature fireplace, two radiators. Archway through to:

## Dining Room

14'5 max into bay x 13'3 (4.39m max into bay x 4.04m)

Bay window to side, radiator.

## Cloakroom/WC

White suite comprising low level wc, washbasin, double glazed window to side, heated towel rail.

## Kitchen

14'4 x 9'10 max (4.37m x 3.00m max)

Fitted with a range of cupboards and drawers, space for cooker, fridge freezer and dishwasher, work surfaces with inset sink unit, extractor hood, double glazed windows to side, door to rear. Doorway leading to:

## Utility Area

Shelving, space for washing machine and tumble dryer, double glazed window to side, built-in storage cupboard.

## Bedroom 4

12'11 x 5'10 (3.94m x 1.78m)

Built-in wardrobe cupboard, radiator, double glazed window to rear.

## Bathroom

White suite comprising washbasin, low level wc, bath with shower over, double glazed window to rear, heated towel rail.

## Bedroom 2

12'8 x 11'10 (3.86m x 3.61m)

Two double glazed windows to rear, two radiator.

## Bedroom 3

12'10 x 11'6 (3.91m x 3.51m)

Radiator, double glazed window to side.

## Bedroom 1

16'4 max into bay x 14'1 (4.98m max into bay x 4.29m)

Built-in wardrobe cupboards, bay windows to side, further window to side, radiator.

## En-Suite Bathroom

Low level wc, bidet, washbasin, freestanding bath with shower over, double glazed windows to side, heated towel rail.

## Study

11'6 x 6'1 (3.51m x 1.85m)

Double glazed window to side, radiator.

## Communal Gardens & Parking

Well maintained gardens, with sweeping lawns and well stocked flowerbeds. The generous front parking forecourt affords private car parking space for the residents.

## Garage

## NB

The lease is 999 years from the 25/12/1968. The service charge for the period 25/03/26 - 24/09/2026 is £107.41 for the garage and £4371.38 for the flat.

PLEASE NOTE: CENTRAL HEATING AND CONSTANT HOT WATER ARE SUPPLIED TO ALL FLATS FROM A CENTRAL BOILER, AND PAID FOR BY THE SERVICE CHARGE).

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

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:

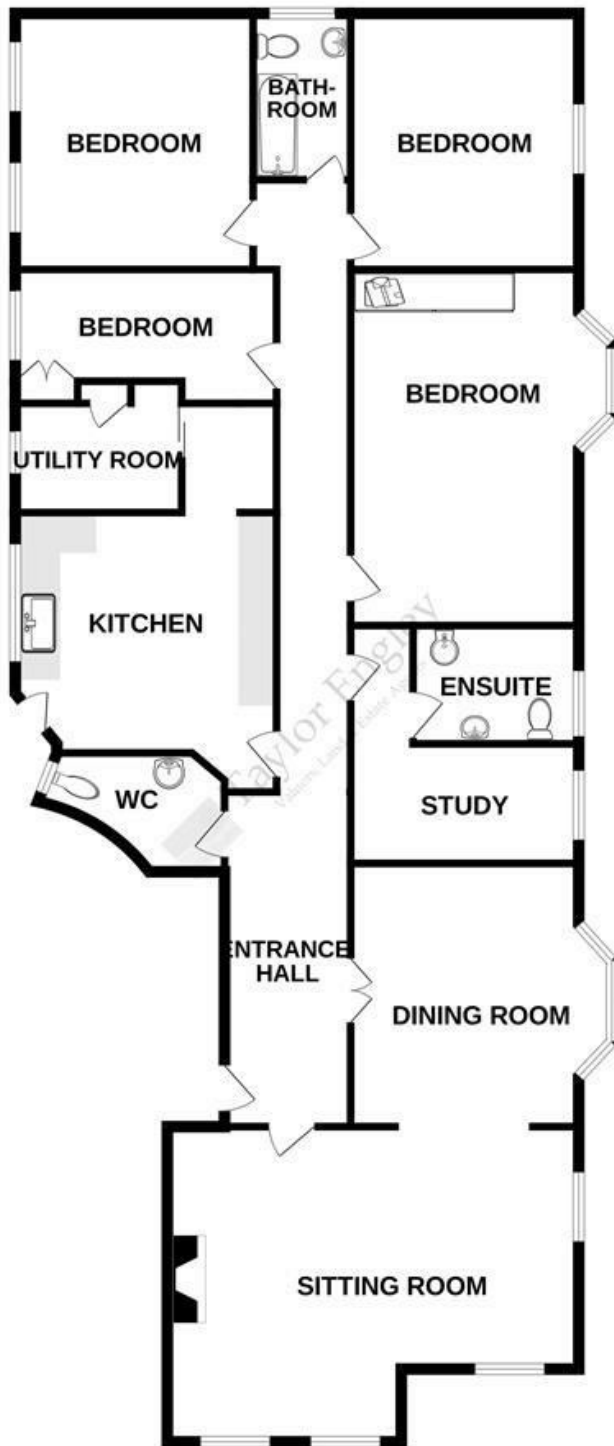
For broadband and mobile phone information please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## 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.



GROUND FLOOR  
1884 sq.ft. (175.0 sq.m.) approx.



TOTAL FLOOR AREA : 1884 sq.ft. (175.0 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.  
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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>		
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.