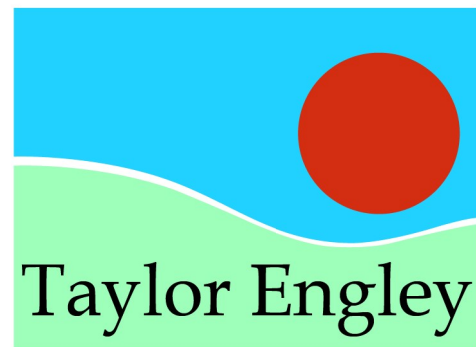


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Flat 7, Wentworth Court 24, Beatty Road, Langney Point, Eastbourne, East Sussex, BN23 6DN
Price £189,500 Leasehold - Share of Freehold

An opportunity has arisen to acquire this well presented TWO BEDROOMED GROUND FLOOR APARTMENT in this favoured Langney Point location. The property is noted to benefit from sealed unit double glazing, gas fired central heating, on-site garage and enjoys a Share of the Freehold. The property offers a modern kitchen, re-fitted shower room, lawned communal gardens to rear.



The property is conveniently located being within very close proximity to local shops and amenities in Beatty Road whilst Eastbourne town centre with its mainline railway station and comprehensive shopping facilities is approximately three miles distant.

*** COMMUNAL ENTRANCE HALL * HAL L * LIVING ROOM * FITTED KITCHEN * TWO BEDROOMS * RE-FITTED SHOWER ROOM * COMMUNAL GARDENS * ON-SITE GARAGE ***



The accommodation

Comprises:

Security entry phone system, communal front door opening to:

Entrance Hall

Private front door opening to:

Hall

Entry phone receiver, built-in storage cupboard with shelving, radiator, coved ceiling.

Living Room

14'10 x 10'6 (4.52m x 3.20m)

Upvc patio doors opening to private patio area leading onto communal gardens, radiator, coved ceiling, telephone point, television point.

Fitted Kitchen

8'1 x 8' (2.46m x 2.44m)

Comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit with mixer tap, space for slot-in electric cooker, space and plumbing for washing machine, space for fridge freezer, upvc window to rear overlooking communal gardens, part tiled walls in complementary tiling, vinyl flooring.

Bedroom 1

11'10 x 10'6 (3.61m x 3.20m)

Upvc windows to front, radiator, coved ceiling.

Bedroom 2

10'8 x 8' (3.25m x 2.44m)

Built-in store cupboard, coved ceiling, radiator.

Shower Room

Re-fitted shower room with walk-in shower cubicle with thermostatic shower unit over, vanity wash hand basin with monobloc chrome mixer, close coupled dual flush wc, upvc obscure window to rear, chrome heated towel rail, tiled walls, vinyl flooring.

Outside

To the rear of the property there is a private patio area leading to communal lawned gardens leading to lock up garage.

Garage

Located in a block to the rear of the property.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,643.54 until March 2022.

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:

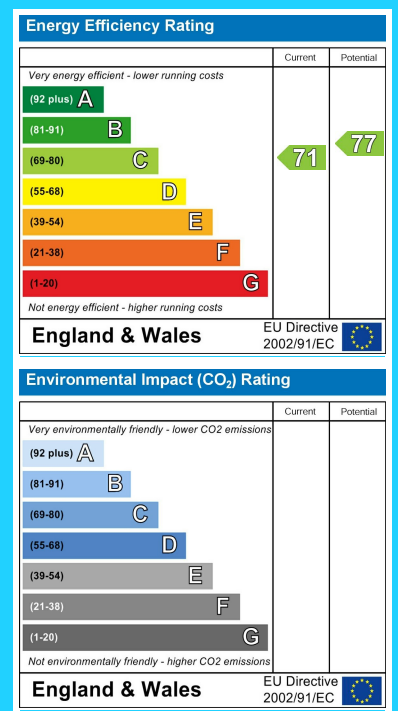
All appointments are to be made through TAYLOR ENGLEY.

N.B

Lease details 129 years from 1971

Current maintenance charges are £312.50 per quarter (£1250 per annum)





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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