

Valuers, Land & Estate Agents

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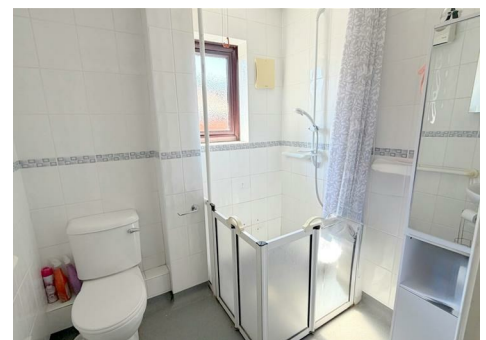
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Taylor Engley



Flat 14, Ruxley Court Langney Rise, Langney, Eastbourne, East Sussex, BN23 7HE
Guide Price £130,000 Leasehold

*** GUIDE PRICE £130,000 - £135,000 * CHAIN FREE * TWO BEDROOMS * FIRST FLOOR RETIREMENT APARTMENT * MODERN KITCHEN & BATHROOM * A beautifully presented TWO BEDROOMED FIRST FLOOR RETIREMENT APARTMENT, ideally situated in the popular Langney Rise area of Eastbourne. Offering a comfortable and independent lifestyle, the property features a bright and spacious reception room, contemporary kitchen and recently updated bathroom. Further benefits include UPVC double glazing, electric panel heating and a chain-free sale. The apartment is conveniently positioned close to local shops and amenities, making everyday living particularly easy and accessible. An excellent opportunity for those seeking a well-presented retirement home in a convenient and peaceful setting. Age restrictions apply: women aged 60+ and men aged 65+.**

EPC = C



The property is conveniently located being within walking distance of local shops and amenities at the Langney Shopping Centre. Bus services pass close by whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.

*** CHAIN FREE * FIRST FLOOR * TWO BEDROOMS * RETIREMENT APARTMENT * FITTED KITCHEN * SPACIOUS LIVING/DINING ROOM * SHOWER ROOM * COMMUNAL GARDENS * CONVENIENTLY LOCATED TO LOCAL SHOPS AND AMENITIES ***



The accommodation

Comprises:

PRIVATE FRONT DOOR

STAIRS TO FIRST FLOOR LANDING

HALLWAY

With electric panel heater, security entry phone, storage cupboard.

LOUNGE/DINING ROOM

15'2 x 12'8 (4.62m x 3.86m)

With upvc windows to rear overlooking the communal gardens, vinyl flooring, electric panel heater, television and telephone points.

FITTED KITCHEN

11'5 x 8'2 (3.48m x 2.49m)

Recently re-fitted with a range of matching eye and base level units with complimentary granite glazed worktop surfaces over with inset stainless steel sink unit with mixer taps. Space and slot in for electric cooker, washing machine and fridge freezer. Part tiled walls in complimentary tiling, vinyl flooring, LifeLine cord, upvc windows to front.

BEDROOM ONE

12'6 x 9'7 (3.81m x 2.92m)

With upvc windows to rear, electric night storage heater, two storage cupboards.

BEDROOM TWO

9'0 x 8'3 (2.74m x 2.51m)

With upvc windows to front.

BATHROOM/WC

6'5 x 5'5 (1.96m x 1.65m)

With a modern white suite comprising wet room/shower enclosure with Triton electric thermostatic shower unit over, wall mounted handwash basin with chrome fittings, low level wc, fully tiled walls, Dimple wall mounted electric fan heater, extractor, LifeLine cord upvc obscure window to side.

COMMUNAL FACILITIES

Residents lounge; laundry room; communal parking and communal gardens.

N.B

We have been advised there is 147 years left on the lease 189 years from 1 April 1985

Current outgoings are £204.54 per month

Grange Property Management are the managing agents

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

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.

OPENING HOURS

We are open:-

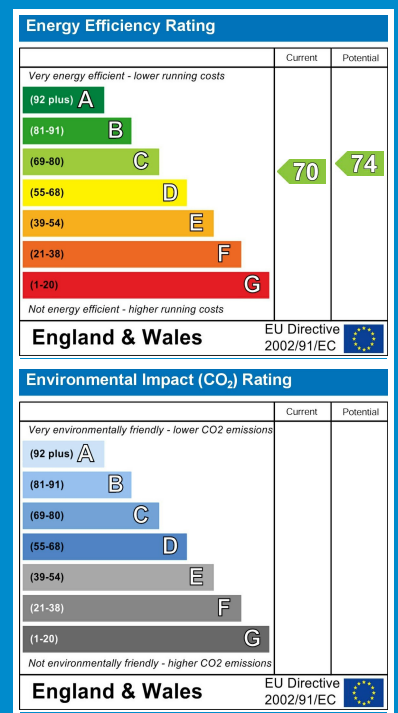
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





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.