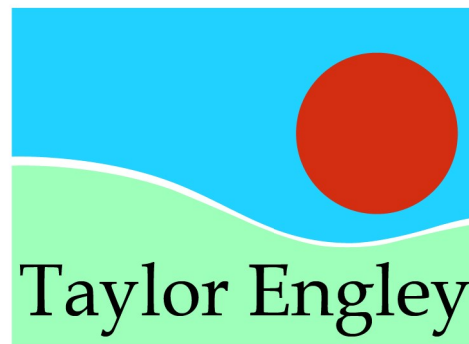


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7 Collington Close, Meads, Eastbourne, East Sussex, BN20 7EX
Chain Free £330,000 Leasehold - Share of Freehold

A rare opportunity arises to acquire this well presented THREE BEDROOMED GROUND FLOOR APARTMENT located in the favoured Meads area of Eastbourne. The apartment enjoys a delightful outlook over well stocked communal gardens and has features that include a spacious 24'10 sitting/dining room, fitted kitchen, three bedrooms, shower room/wc, separate cloakroom, private patio and a garage.



The property is situated at the far end of a small and desirable close located in the highly sought after Meads area. Bus services are within walking distance whilst Eastbourne's recently redeveloped town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one mile distant. Eastbourne's seafront and theatres are also easily accessible from this Meads location.

*** FAVOURED MEADS LOCATION * SPACIOUS THROUGH SITTING/DINING ROOM * FITTED KITCHEN * THREE BEDROOMS * SHOWER ROOM * SEPARATE CLOAKROOM * PRIVATE PATIO AREA* PRIVATE FRONT DOOR * GARAGE * REMAINDER OF 999 YEAR LEASE * SHARE OF THE FREEHOLD ***



The accommodation

Comprises:

Private front door opening to:

Entrance Hall

Radiator, consumer unit, understairs storage cupboard.

Cloakroom

White suite comprises wash hand basin with cupboard under, low level wc, radiator, part tiled walls, mirror, light and shaver point, window to side.

Door from hall to:

Rear Lobby

Plumbing for washing machine, built-in cupboard housing Baxi wall mounted gas fired boiler and shelving, door to rear.

Door from entrance hall to:

Sitting/Dining Room

24'10 x 15'3 max (7.57m x 4.65m max)
(15'3 max reduction to 7'10 in dining area)

Spacious through room with outlook to front and rear, fire place with fitted living flame gas fire, central heating thermostat, serving hatch from kitchen, pleasant outlook to rear to well stocked communal gardens,

Fitted Kitchen

9'10 x 6'10 (3.00m x 2.08m)
(Maximum measurements including depth of fitted unit)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards with under cupboard lighting, Zanussi electric oven, Zanussi four burner gas hob with extractor fan over, Electrolux dishwasher, tiled floor, serving hatch to dining area, outlook to front.

Door from sitting/dining room to:

Inner Hall

Radiator, airing cupboard housing cylinder, central heating programmer, built-in shelved store cupboard.

Bedroom 1

12'4 x 12'3 (3.76m x 3.73m)
Double built-in wardrobe cupboard, radiator, outlook to rear.

Bedroom 2

12'2 x 9'11 (3.71m x 3.02m)
(9'11 widening 11'8 max into door recess)

Two single built-in wardrobe cupboards, radiator, outlook to front.

Bedroom 3

10'8 max x 7'6 max (3.25m max x 2.29m max)
(10'8 max to wardrobe front)

Double built-in wardrobe cupboard, radiator, outlook to rear.

Shower Room

Spacious shower cubicle, wash hand basin set within cupboard/drawer unit, low level wc with concealed cistern, wall mounted cabinet/drawer unit, radiator, tiled walls, tiled floor, wall mounted mirror, window to front.

Outside

Private Patio Area

To immediate rear overlooking lawned communal gardens with well stocked borders.

Integral Store Cupboard

Garage

18'4 max x 9' max (5.59m max x 2.74m max)
(18'4 max to up and over door)

Number 7 situated in adjacent garage block.

N.B

We are informed by our client of the following;

Term of lease is 999 years from the 29th day of September 1959 and that the sale of the apartment would include a Share of the Freehold.

As at 2021 Maintenance Charge currently £700.00 per year.

No letting permitted.

No pets permitted.

(All details concerning the term of lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - Band 'D' Eastbourne Borough Council - currently £2,113.12 until March 2022.

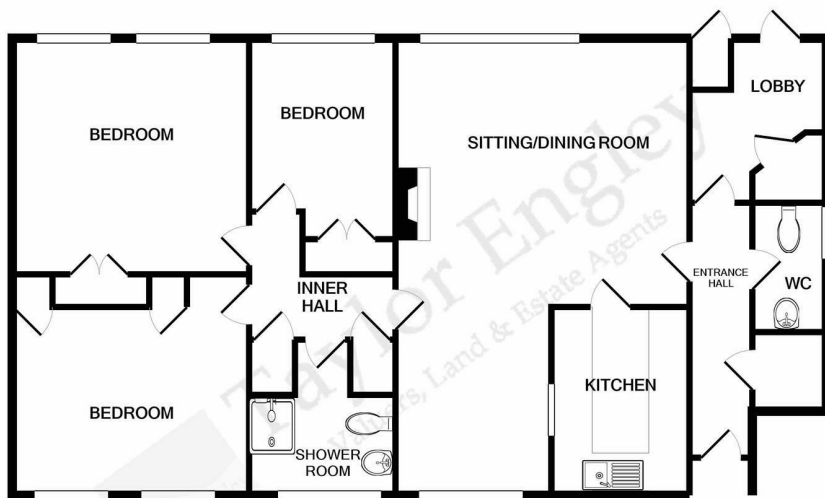
FOR CLARIFICATION:

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 ENGLEBY.





TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

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