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Taylor Engley



Flat 3 Kings Court East, 6 Viking Way, Eastbourne, East Sussex, BN23 6UG

Asking Price £225,000 Leasehold

A spacious and versatile four bedroom second floor apartment situated within the popular Kings Park development. The property is presented in good decorative order throughout and benefits from double glazing, electric heating, a fitted kitchen, two balconies, an en-suite shower room and a family bathroom. Offering flexible accommodation, the apartment could alternatively be arranged as a three bedroom property with two reception rooms, if desired. To fully appreciate the space, versatility and accommodation on offer, an internal viewing is highly recommended.



Kings Park is a popular residential development ideally situated on the eastern outskirts of Eastbourne, conveniently positioned for the amenities of Sovereign Harbour and The Crumbles Retail Park, which offers an excellent range of shops. The nearby Sovereign Harbour Marina provides an attractive setting for waterside walks, cafés and restaurants, whilst Eastbourne's seafront and beaches are also within easy reach. Regular bus services provide links to Eastbourne town centre, where a comprehensive range of shopping, leisure and mainline railway facilities can be found. Combining convenient access to everyday amenities with the appeal of the nearby coast and marina, Kings Park is an attractive location for a variety of purchasers.

*** FOUR BEDROOMS * LIVING ROOM * KITCHEN * TWO BALCONIES * EN-SUITE & FAMILY BATHROOM * GOOD DECORATIVE ORDER * DOUBLE GLAZING * ELECTRIC HEATING * RESIDENTS PARKING * GATED COMMUNITY * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal entrance hall with security entry system, stairs rising to second floor, door to:

Entrance Vestbule,

Door to:

Hall

Security entry phone, built-in cupboard housing cylinder and consumer unit.

Living Room

15'8 x 11'7 (4.78m x 3.53m)

(11'7 plus door recess)

Electric heater, patio door opening to balcony.

Balcony

With outlook to front.

Kitchen

11' max x 9'6 max (3.35m max x 2.90m max)

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, worktops with inset sink unit, fitted dishwasher, space and plumbing for washing machine, slot-in Belling cooker with extractor fan over, space for fridge/freezer, wide opening overlooking living room.

Bedroom 2/Reception room

18'2 max x 15'8 max (5.54m max x 4.78m max)

(18'2 max to patio door x 15'8 max reducing to 9'10)

Formerly a reception room currently used as a bedroom, double aspect room, electric heater, patio door opening to balcony.

Study

8'10 x 5'7 (2.69m x 1.70m)

The current owners partitioned the room to create a study and the partition can be removed if required, electric heater, outlook to front.

Second Balcony

With outlook to front.

Bedroom 1

17'11 x 11' (5.46m x 3.35m)

Double aspect room with outlook to rear and side, electric heater.

En-Suite Shower Room

Spacious shower cubicle with shower panels, rainfall and hand held shower fittings, pedestal wash hand basin, low

level wc, part tiled walls, tiled floor, electric towel rail, window to side.

Bedroom 3

14'1 x 11' (4.29m x 3.35m)

Electric heater, outlook to rear.

Bedroom 4

10'1 x 8' (3.07m x 2.44m)

Electric heater, outlook to rear.

Family Bathroom

Bath with shower over, shower screen, pedestal wash hand basin, low level wc, part tiled walls. tiled floor, electric towel rail.

Residents Parking

Communal residents parking area, on a first come first served basis.

NB

We are informed by our client of the following,

Term of Lease: 125 years from 25 December 1990.

Service Charge: for period 24/06/2026 - 24/12/2026 £1,659.23

Ground Rent: for period 24/06/2026 - 24/12/2026 £62.50

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

COUNCIL TAX BAND:

Council Tax Band - 'A' 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:

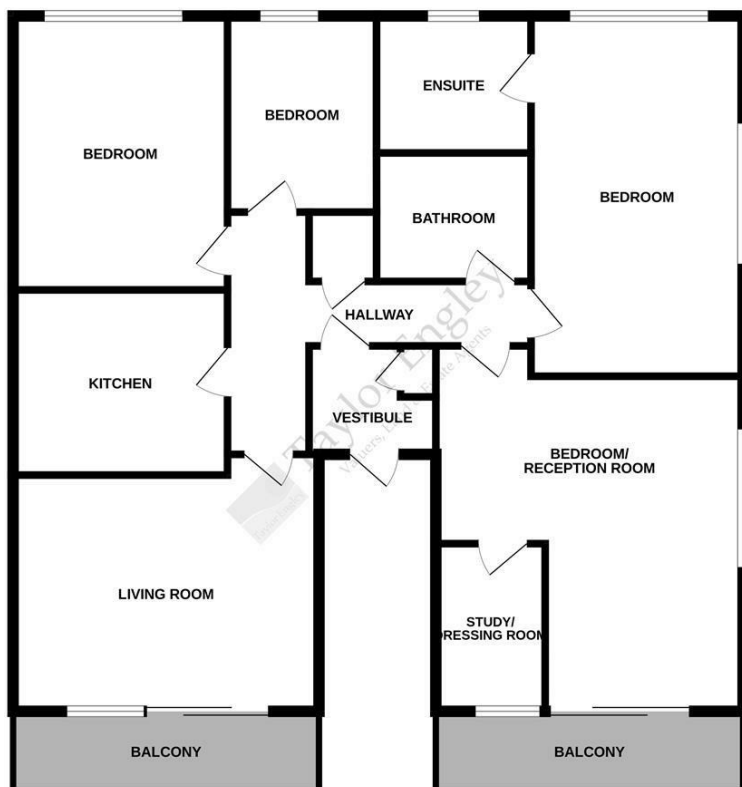
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

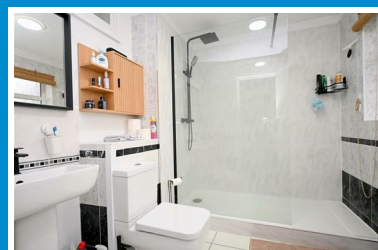
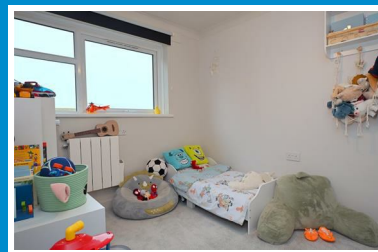
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
1284 sq.ft. (119.3 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	48	73
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) 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.