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Taylor Engley









Flat 14, Gables Court 44-46 St. Leonards Road, Eastbourne, East Sussex, BN21 3QS
Guide Price £135,000 Leasehold

Taylor Engley are delighted to present this CHAIN FREE TWO-DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT situated within this well-regarded development in the popular Upperton area, conveniently positioned on the outskirts of Eastbourne town centre. Designed to provide comfortable independent living, the apartment benefits from a Lifeline emergency pull-cord system and well-proportioned accommodation comprising a private entrance hall, spacious living/dining room, separate kitchen, two double bedrooms and shower room. Residents also enjoy access to a range of communal facilities, including a residents' lounge, guest accommodation, laundry room and off-road parking to the rear.



Gables Court occupies a convenient location within the favoured Upperton area of Eastbourne and is ideally located for Eastbourne's town centre amenities offering a comprehensive range of shopping facilities and mainline railway station.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO ALL FLOORS * FIRST FLOOR LANDING * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * KITCHEN * TWO DOUBLE BEDROOMS * SHOWER ROOM * COMMUNAL FACILITIES * RESIDENT'S LOUNGE * GUEST ROOM * LAUNDRY ROOM * OFF-ROAD PARKING * CHAIN FREE ***





COMMUNAL FRONT DOOR
With security entry phone system to

COMMUNAL ENTRANCE HALL
House managers office, access to residents lounge, laundry room and refuse room.
Lift and stairs to all floors

FIRST FLOOR LANDING
Front door to:

HALLWAY
With security entry phone, airing cupboard housing PulsaCoil Gledhill hot water cylinder, consumer unit, electric meter. Lifeline monitor, coved ceiling, additional storage cupboard.

LIVING ROOM
16'10 x 11'3 (5.13m x 3.43m)
With upvc windows to rear, electric night storage heater, telephone and television sockets, lifeline cord, coved ceiling, double casement doors to:

KITCHEN
9'0 x 5'8 (2.74m x 1.73m)
With a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer sink unit with mixer taps, four burner electric hob with extractor above, adjacent eye level electric oven. Space for fridge and freezer, part tiled walls in complimentary tiling, Lifeline cord, coved ceiling, upvc windows to side.

BEDROOM ONE
15' 9 x 8'0 (4.57m 2.74m x 2.44m)
With upvc windows to rear, coved ceiling, wall mounted electric panel heater.

BEDROOM TWO
13'8 plus door recess x 9'3 (4.17m plus door recess x 2.82m)
With upvc windows to rear, coved ceiling, wall mounted electric panel heater, built-in mirror fronted wardrobes.

SHOWER ROOM/WC
6'9 x 5'6 (2.06m x 1.68m)
With a white suite comprising double shower cubicle with thermostatic shower unit over, glazed screen, dual flush low level wc, vanity hand wash basin with chrome monobloc mixer taps, fully tiled walls and flooring , wall mounted extractor with isolator switch, wall mounted electric fan heater.

COMMUNAL FACILITIES
There is an on-site residents lounge and laundry room. There is also a guest room available at an additional nightly charge.

CAR PARKING TO REAR
Residents car parking to the rear of the building on a first come first served basis. Access is via Commercial Road.

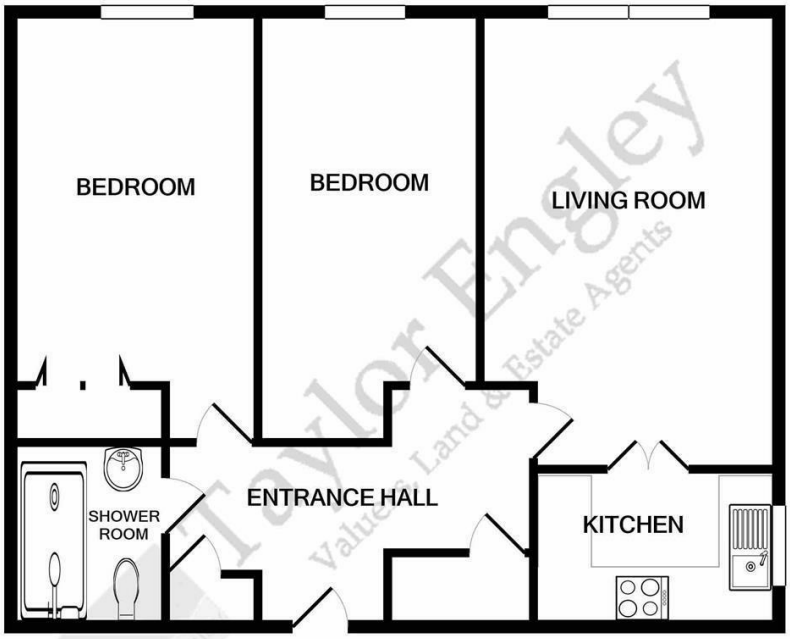
N.B
We are informed that the term of lease is 125 years from 1st October 1999.
Oakfield invoice Service Charge for the period September 2026 to February 2027 £2,089.80
Estates & Management Limited Half Yearly Ground Rent in Advance 1 September 2026 to 28 February 2027 £401.88.
Age restriction is 60 years.
(All details concerning the terms of the lease an outgoings are subject to verification).Oakfield

COUNCIL TAX BAND:
Council Tax Band - Eastbourne Borough Council Tax Band 'C'

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk







TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 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

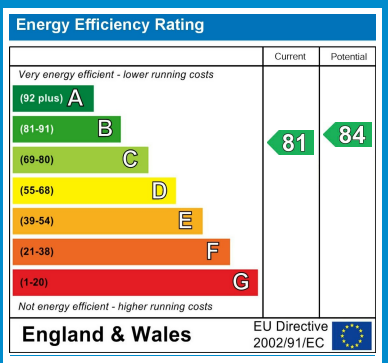
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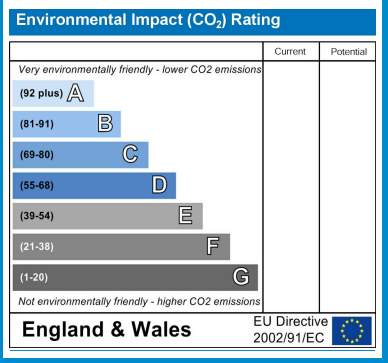












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.