

**Valuers, Land & Estate Agents**

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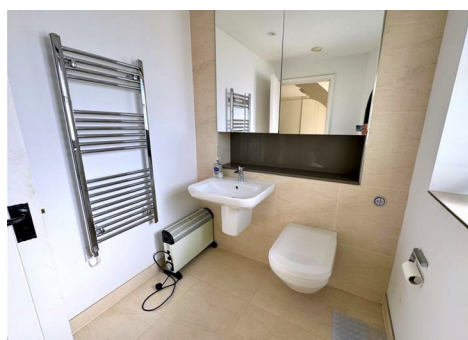
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**Taylor Engley**



**28, All Saints Darley Road, Meads, Eastbourne, East Sussex, BN20 7GE**

**Guide Price £435,000 Leasehold**

An excellent opportunity to purchase this beautifully presented TWO DOUBLE BEDROOMED FIRST AND SECOND FLOOR MAISONETTE IN THIS PRESTIGIOUS MEADS DEVELOPMENT. The development has been tastefully restored whilst retaining much of its charm and character throughout. The apartment offers luxury fitted kitchen/breakfast room with integrated appliances, spacious living room two double bedrooms with two bathrooms, gas fired under floor heating, and is considered in excellent decorative order throughout. Additionally the property offers on site garage, guest parking, attractive park like communal gardens and the remainder of a 999 year lease. The property is being sold chain free.





**The All Saints development occupies an enviable location adjacent to Eastbourne's Meads seafront. Meads Village which offers a range of local amenities is within walking distance and the South Downs National Park can also be found close by. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one and a half miles distant.**

**COMMUNAL ENTRANCE HALL \* FIRST FLOOR LANDING \* HALLWAY \* CLOAKROOM/WC \* LIVING ROOM \* KITCHEN BREAKFAST ROOM \* MASTER BEDROOM WITH EN SUITE SHOWER ROOM/WC \* GUEST DOUBLE BEDROOM \* GUEST BATHROOM/WC \* ON SITE GARAGE \* COMMUNAL GARDENS \* CHAIN FREE \***



## **The accommodation**

Comprises:

### **COMMUNAL ENTRANCE HALL**

With passenger lift and staircase to first floor landing

### **FIRST FLOOR LANDING**

#### **CLOAKROOM/WC**

#### **HALLWAY**

with attractive stone mullion window, built in under stairs storage cupboard, inset downlighters.

#### **LIVING ROOM**

22'2 x 12'7 (6.76m x 3.84m )

With windows to rear window with a southerly aspect overlooking communal gardens. Circular turret access.

Television/satellite/FM points

#### **KITCHEN BREAKFAST ROOM**

11'4 x 11'0 (3.45m x 3.35m )

Luxury fitted Shaker style cream coloured eye and base level units with complimentary quartz work top surfaces over with inset one and a half bowl sink unit with chrome mixer taps. Integrated appliances including dishwasher, washing machine, AEG electric four burner hob with extractor above with AEG electric oven with matching combination microwave. Inset downlighters, windows overlooking inner courtyard

#### **SECOND FLOOR LANDING**

Stairs from first floor landing to second floor landing with walk in cupboard

#### **MASTER BEDROOM SUITE**

15'0 x 12'0 (4.57m x 3.66m )

With feature stone mullion gothic style windows overlooking communal gardens with a comprehensive range of wardrobes, television aerial point door to:

#### **EN SUITE SHOWER ROOM/WC**

7'0 x 5'9 (2.13m x 1.75m )

With a contemporary white Villeroy & Boch suite comprising with semi pedestal hand wash basin, close coupled wc and feature walk in mosaic tiled shower cubicle with overhead shower and additional handset. Chrome heated ladder style towel rail, extractor fan

#### **GUEST BEDROOM**

12'1 x 11'0 (3.68m x 3.35m )

With gothic style stone mullion windows range of built in mirror fronted double wardrobes

## **GUEST BATHROOM**

7'9 x 5'6 (2.36m x 1.68m )

Luxury fitted with Villeroy & Boch white suite comprising panelled bath with built in shower screen, close couple wc and semi pedestal hand wash basin with mono chrome mixer taps stone vanity shelf and large mirror fronted medicine cabinet, close coupled wc with concealed cistern

## **ON SITE GARAGE**

Forming part of adjacent building situated at the end of the block with power and light, number 7 along with a private allocated car parking space

## **COMMUNAL GARDENS**

Being a particular feature of the All Saints development are the beautifully maintained park like communal gardens within this very desirable setting, the gardens and location of garage are accessed by electric communal security gates with gravel driveway.

## **N.B.**

Current service charges for June 2025 to June 2026 are £3982.00 per annum

Length of lease is the remained of a 999 year lease from 24/08/2015 (989 years remaining)

Ground Rent £600.00 per annum Council Tax Band Eastbourne Borough Council Tax Band 'E'

## **BROADBAND AND MOBILE PHONE CHECKER:**

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

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## **COUNCIL TAX BAND:**

Council Tax Band - Eastbourne Borough Council Band 'E'

## **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 ENGLEBY.



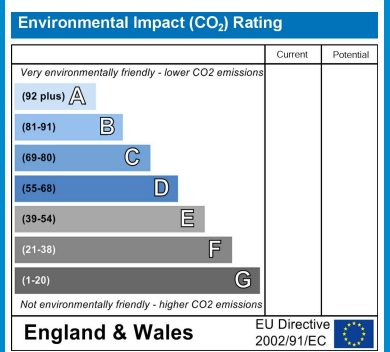
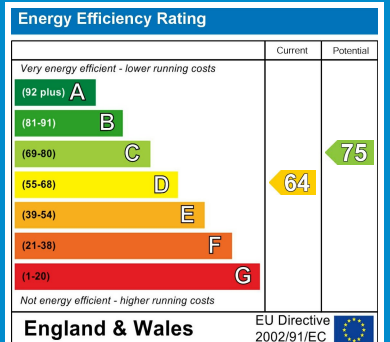
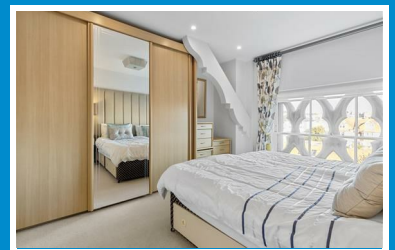
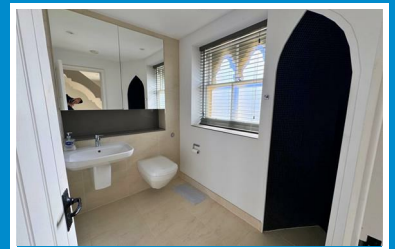
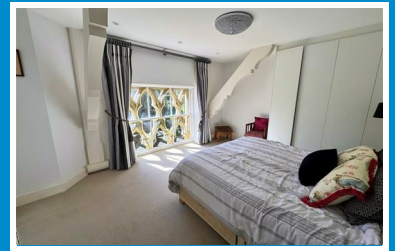
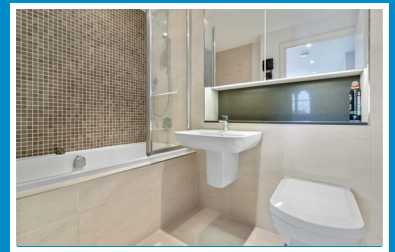
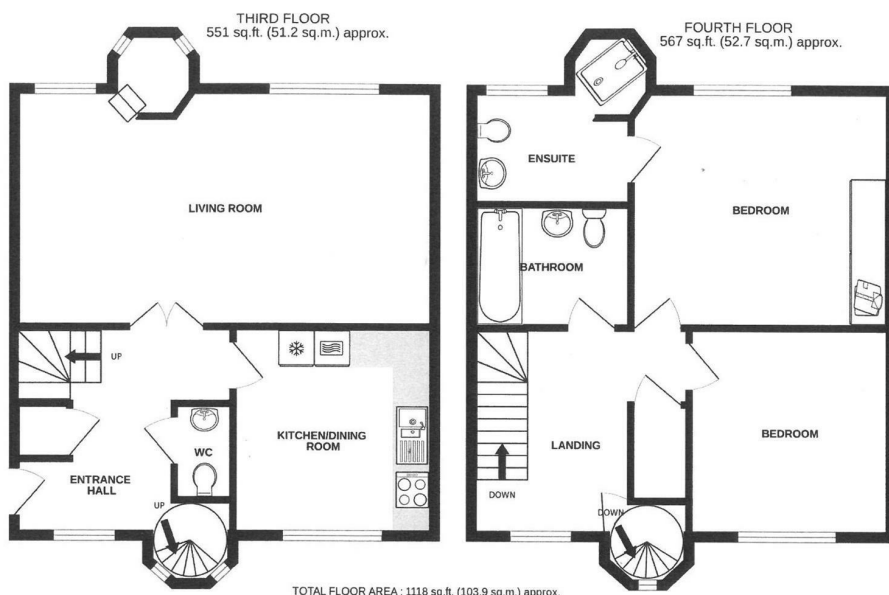












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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