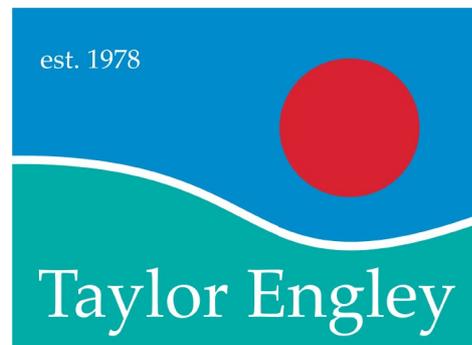


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Flat 3, 51-53 Cavendish Place, Eastbourne, BN21 3HU
Price £159,950 Leasehold

Taylor Engley are pleased to offer to the market this TWO BEDROOMED SECOND FLOOR FLAT, located in Eastbourne's town centre. The flat benefits from gas fired central heating (RECENTLY REPLACED BOILER) and double glazed windows with accommodation comprising entrance hall, open plan kitchen and living room, two bedrooms and a bathroom. EPC = C



The property is situated in Eastbourne town centre offering a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

*** HALLWAY * LOUNGE OPEN PLAN TO KITCHEN * TWO BEDROOMS * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS ***



COMMUNAL ENTRANCE HALL

Stairs to second floor, door opening to:

HALLWAY

Entry phone system, radiator.

OPEN PLAN LIVING ROOM AND KITCHEN

16'10 x 13'3 (5.13m x 4.04m)

LIVING ROOM AREA

Two double glazed windows to front, radiator, wall mounted Glow Worm gas fired boiler.

KITCHEN AREA

Wood effect cupboards and drawers, worksurface with inset sink unit, built-in Zanussi oven with gas hob and extractor hood over, integrated fridge freezer, space and plumbing for washing machine.

BATHROOM

7'4 x 5'7 (2.24m x 1.70m)

White suite comprising pedestal washbasin, low level wc, bath with mixer tap and shower attachment over, extractor fan.

BEDROOM ONE

14'7 max x 9'6 (4.45m max x 2.90m)

Two double glazed window to rear, two radiators.

BEDROOM TWO

8' x 7'4 (2.44m x 2.24m)

Double glazed window to rear, radiator.

N.B

We have been advised that the term of the lease is 125 years from 24.06.2006. The ground rent from Jan 2026 - Dec 2026 is £164.63 and the service charge from the 1st Jan 2026 - 30th June 2026 is £928.67.

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

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band A.

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 ENGLELY.

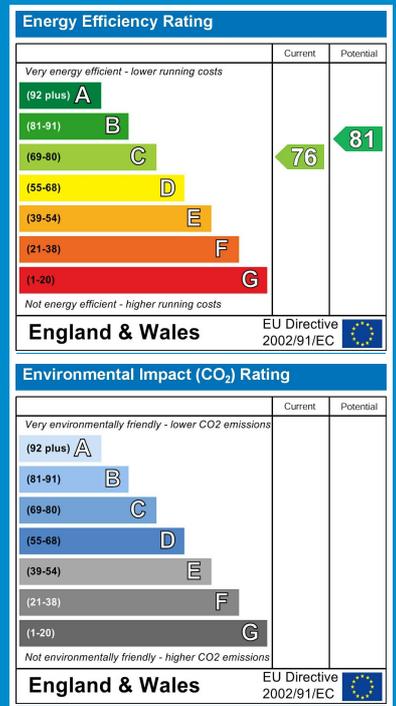


3RD FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.