

Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



Flat E, Riverside Court 61, Coast Road, Pevensey Bay, Pevensey, East Sussex, BN24 6LR
Guide Price £195,000 Leasehold

An opportunity has arisen to acquire this FIRST FLOOR (TOP FLOOR) TWO BEDROOMED PURPOSE BUILT APARTMENT, in this popular Pevensey Bay location. The property benefits from gas fired central heating, upvc double glazing, modern kitchen and bathroom with a garage to the rear. Our vendor has stated the apartment will be sold with an extended lease/Share of Freehold. EPC = D



The property is situated in the popular coastal village of Pevensey Bay, being approximately half a mile distant from the village shops. Sovereign Harbour retail park, which offers a range of shopping facilities, cafes and restaurants is approximately one and a half miles distant. Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.

*** ENTRANCE HALL * LIVING ROOM * GALLEY KITCHEN * TWO BEDROOMS * BATHROOM/WC * ON SITE GARAGE * GAS FIRED CENTRAL HEATING * UPVC DOUBLE GLAZING * WILL BE SOLD WITH A NEW/EXTENDED LEASE**



The accommodation

Comprises:

External stairs at the rear to first floor with private front door opening to:

ENTRANCE HALL

Store cupboard, radiator, cupboard housing wall mounted Glow Worm Easi Com 24c gas boiler for the provision of gas fired central heating and domestic hot water (Installed January 2024) with slatted shelving.

LIVING ROOM

16'10 x 11'4 (5.13m x 3.45m)

With upvc windows to front, television point, double radiator, coved ceiling.

MODERN KITCHEN

12'8 x 6'0 (3.86m x 1.83m)

With a galley style kitchen with matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer taps. Four burner electric hob with extractor above. Ceramic tiled walls with complimentary floor tiling. Space and plumbing for fridge freezer and washing machine, upvc window to side.

BEDROOM ONE

11'5 x 9'10 (3.48m x 3.00m)

With upvc windows to front, radiator, coved ceiling.

BEDROOM TWO

11'5 x 7'4 (3.48m x 2.24m)

With upvc windows to front, radiator, coved ceiling.

BATHROOM/WC

With a modern white suite comprising panelled bath with mixer taps and shower attachment over, pedestal hand wash basin, low level wc, mostly tiled walls, chrome heated towel rail, extractor.

ON SITE GARAGE

To the rear off the block with up and over door, second one in from the left.

N.B.

The management of the building is handled in house and current service charges are £800 per annum 24/10/1974

End Date: 01/01/2072

Lease Term: 99 years from 1.1.1973

Term Remaining: 45 years

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District 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.

OPENING HOURS

We are open:-

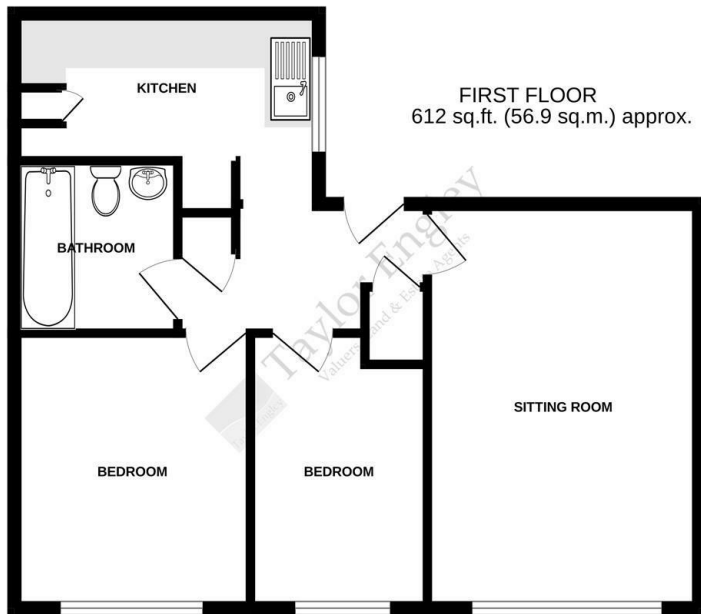
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays

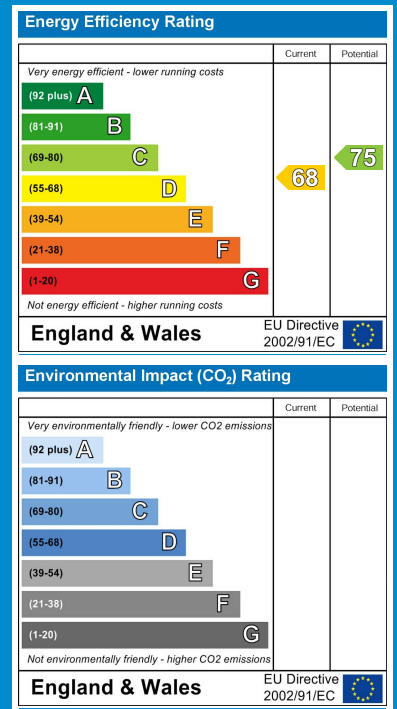
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





TOTAL FLOOR AREA: 612 sq ft. (56.9 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.
 Made with Metropix C2026



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.