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est. 1978

Taylor Engley



Flat 39, Kildare Court Barcombe Close, Eastbourne, East Sussex, BN20 8HU
Asking Price £135,000 Leasehold

A one bedroom first floor purpose-built flat situated in the popular Old Town area of Eastbourne. The accommodation comprises a living room with access to a balcony, kitchen, double bedroom and bathroom, together with the useful benefit of an external lock-up store cupboard. The property further benefits from gas-fired central heating and double glazing. EPC=C.



Barcombe Close is conveniently positioned within the popular Old Town area of Eastbourne, an established residential district renowned for its excellent range of local amenities. A variety of shops, cafés, pubs and restaurants can be found nearby, while regular bus services offer convenient connections to Eastbourne town centre and surrounding areas. Eastbourne town centre is approximately one and a quarter miles distant, offering an extensive range of shopping, leisure and recreational facilities, together with the mainline railway station providing services towards London.

*** POPULAR OLD TOWN AREA * SPACIOUS LIVING ROOM * BALCONY * KITCHEN * DOUBLE BEDROOM * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * EXTERNAL STORE CUPBOARD * GAS FIRED CNETRAL HEATING * DOUBLE GLAZING ***



The accommodation

Comprises:

Communal front door with security entry system opening to:

Communal Entrance Hall

Stairs rising to first floor, front door to:

Entrance Hall

Security entry phone, radiator, linen cupboard, built in cloaks cupboard.

Living Room

14'3 x 10'5 (4.34m x 3.18m)

Radiator, outlook to front and door opening to:

Balcony

With outlook to front.

Kitchen

8'4 max x 6'10 (2.54m max x 2.08m)

Base unit, worktop with inset one and a half bowl sink unit, wall mounted cupboard, space and plumbing for washing machine, space for slot in cooker, space for fridge/freezer, built in store cupboard, built in cupboard housing Glow Worm gas fired boiler, outlook to rear.

Bedroom

11'9 x 10'4 (3.58m x 3.15m)

(11'9 plus door recess)

Radiator, outlook to front.

Bathroom

Bath with Mira shower unit over, shower screen pedestal wash hand basin, low level w/c, radiator, part tiled walls, window to rear.

External Store Cupboard

Number 39, situated to the rear of the block.

Residence Parking

On a first come first served basis.

NB

As at October 2026 we are informed by our client of the following,

Terms of 215 years from 29 June 1981.

Service Charge: Estimate for the year 2026 - 2027 approximately £1,000.00

Ground Rent: £10.00 per annum.

Managing Agent Eastbourne Borough Council.

(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:

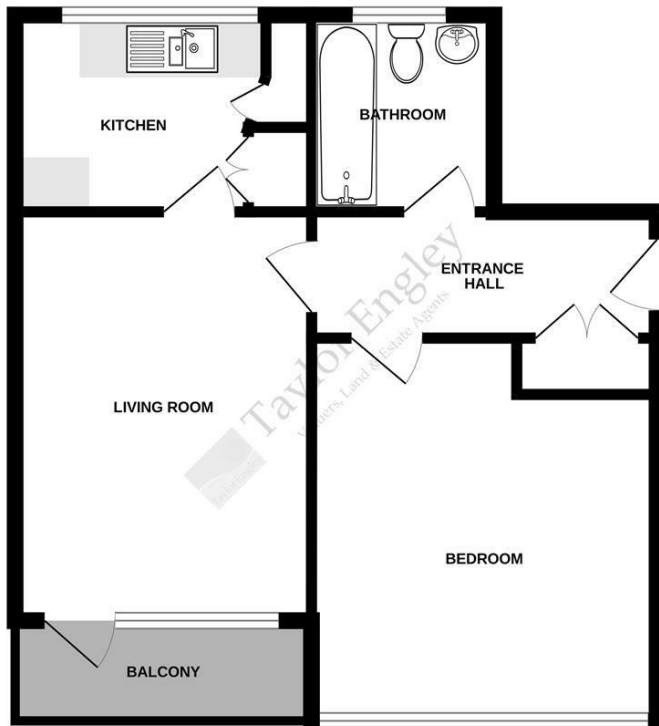
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



FIRST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.