

Valuers, Land & Estate Agents

6 Cornfield Road

Eastbourne

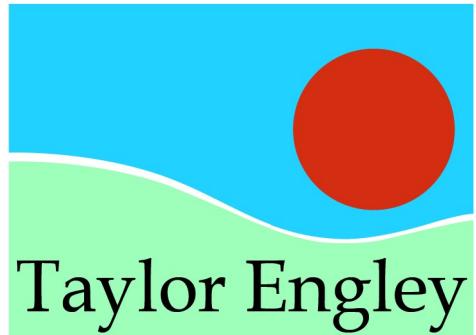
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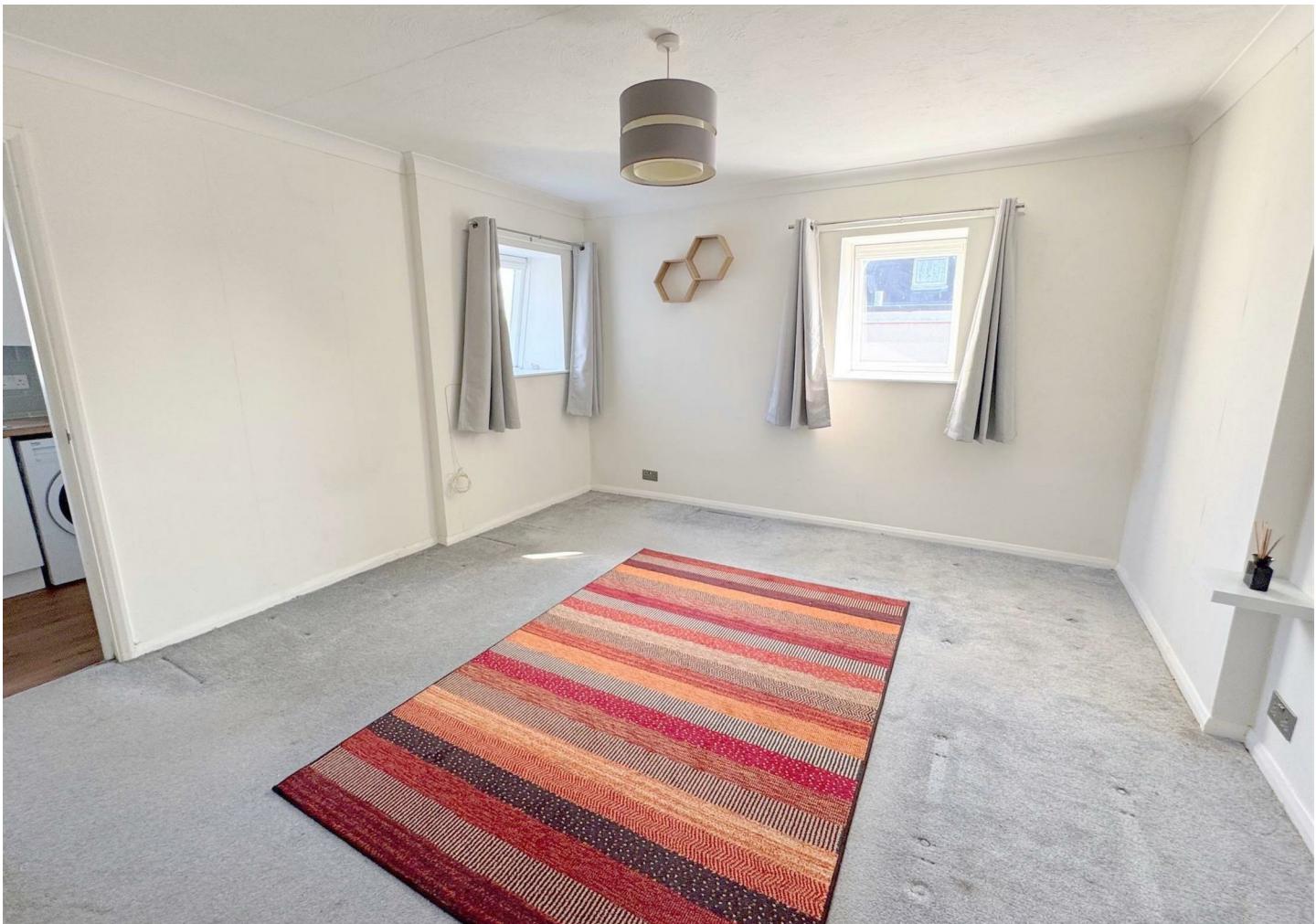
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**Flat 9, Steeple Grange 5, Mill Road, Upperton, Eastbourne, East Sussex, BN21 2LY**  
**Chain Free £179,950 Leasehold**

Taylor Engley are pleased to offer to the market this TWO BEDROOMED SECOND (TOP) FLOOR PURPOSE BUILT APARTMENT, forming part of this popular Steeple Grange development, located within the Upperton area of Eastbourne. The property benefits from gas fired central heating and features security entry phone, living room with bay window, fitted kitchen with integrated appliances, allocated parking space and has the remainder of a 999 year lease. The property is being offered to the market Chain Free. EPC=C.



The apartment is located in the popular Upperton area of Eastbourne and bus services serve the local area. Eastbourne's town centre is approximately one mile distant offering a comprehensive range of shopping facilities, mainline railway station, theatres and seafront.

**\* FAVOURED UPPERTON LOCATION \* REMAINDER OF A 999 YEAR LEASE \* MODERN FITTED KITCHEN \* TWO BEDROOMS \* BATHROOM/WC \* GAS FIRED CENTRAL HEATING \* ALLOCATED PARKING \* CHAIN FREE \* SECOND (TOP) FLOOR APARTMENT \* COMMUNAL GARDENS \* VACANT POSSESSION OFFERED \***



## **The accommodation**

Comprises:

Communal front door opening to:

### **Communal Entrance Hall**

### **Communal Entrance Hall**

Security entry phone system, stairs rising to:

### **Second Floor Landing**

Private Front door opening to:

### **Hall**

Security entry phone, radiator, built-in storage cupboard with shelving, built-in linen cupboard with fuse box, coved ceiling.

### **Living Room**

15'7 x 13'1 (4.75m x 3.99m)

Windows to front and side, coved ceiling, double radiator, television point.

### **Kitchen**

10'4 x 5'9 (3.15m x 1.75m)

Comprehensive range of gloss fronted eye and base level units with complimentary rolled edge moulded work top surfaces with inset one and a half bowl double drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, four burner stainless steel gas hob with electric oven below, double radiator, part tiled walls, window to front, wall mounted Vaillant gas boiler for the provision of gas fired central heating and domestic hot water.

### **Bedroom 1**

10'5 x 9'2 (3.18m x 2.79m)

Windows to side, double radiator, coved ceiling.

### **Bedroom 2**

10'5 x 6'6 (3.18m x 1.98m)

Window to side, double radiator, coved ceiling.

### **Bathroom**

8'5 x 6'2 (2.57m x 1.88m)

White suite comprising panelled bath with chrome mixers and shower attachment over, dual flush low level wc, vanity wash hand basin with monobloc mixer, part tiled walls, double radiator, obscure window to rear.

### **Allocated Parking Space**

Space number 9.

### **N.B**

We are informed by our client of the following:

Lease is 999 year lease from 1st June 1981.

Service charge is £628.88 per quarter.

Ground rent is £6 per quarter.

Managing agents are Southdown Residential Estates and Property Management.

(All details concerning the terms of the lease and outgoings are to be verified).

### **COUNCIL TAX BAND:**

Council Tax Band - 'B' Eastbourne Borough Council.

### **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)

### **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 ENGLEY.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.

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