

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

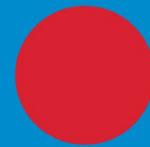
**Tel: (01323) 722222**

**Fax: (01323) 722226**

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

**www.taylor-engley.co.uk**

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**Taylor Engley**



**Flat 1 Yew Tree Court 2A, Trinity Trees, Eastbourne, East Sussex, BN21 3LD**

**Asking Price £245,000 Leasehold - Share of Freehold**

Taylor Engley are delighted to offer to the market this well presented TWO BEDROOMED GROUND FLOOR APARTMENT, occupying a most convenient level central location to the west of Eastbourne town centre. The property is considered to offer spacious living accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a bay fronted living room, fitted kitchen with integrated appliances, principal bedroom with en-suite and a family bathroom. Outside there are communal gardens and an allocated car parking space for approximately two cars in tandem. EPC=C





The apartment occupies a convenient central location being within just a short walk of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and a mainline railway station. Eastbourne's theatres and seafront are also within walking distance.

**\* SPACIOUS GROUND FLOOR APARTMENT \* LEVEL CENTRAL LOCATION TO THE WEST SIDE OF EASTBOURNE'S TOWN CENTRE \* BAY FRONTED LIVING ROOM \* FITTED KITCHEN WITH INTEGRATED APPLIANCES \* TWO BEDROOMS ONE WITH EN-SUITE \* FAMILY BATHROOM \* ALLOCATED CAR PARKING SPACE FOR APPROXIMATELY TWO CARS IN TANDEM \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \* LEASEHOLD WITH SHARE OF FREEHOLD \***



## The accommodation

Comprises:

Communal entrance hall with security entry phone leading to front door opening to:

### Hall

Radiator, security entry phone, built in store cupboard, built in cupboard housing consumer unit, central heating thermostat, downlighters.

### Living Room

16' max x 15'1 max (4.88m max x 4.60m max)  
(16' max into bay)

Feature bay fronted room with outlook towards communal gardens, three radiators to bay, further radiator, fire place surround with fitted electric fire, downlighters, wide opening to:

### Kitchen

10'1 max x 8'10 max to cupboard front (3.07m max x 2.69m max to cupboard front)  
(maximum measurements include depth of base units)

Comprises, granite worktops with upstand, inset stainless steel one and a half bowl sink unit, range of base and wall mounted cupboards, Neff oven, Bosch microwave, Neff fridge/freezer, Neff dishwasher, Neff four burner gas hob with extractor fan over, cupboard housing Indesit tumble dryer, cupboard housing Worcester wall mounted gas fired boiler and central heating programmer, tiled floor, downlighters, window to side.

### Bedroom 1

16'7 max x 10'9 max (5.05m max x 3.28m max)  
(16'7 max including depth of wardrobe cupboard, measurements exclude deep door recess area)

Three double fitted wardrobe cupboards, radiator, downlighters, outlook to rear.

### Ensuite Shower Room

Shower cubical, wall mounted wash hand basin, low level wc with concealed cistern, chrome effect heated towel rail, tiled floor, tiled walls, medicine cabinet, shaver point, down lighters, extractor fan, window to side,

### Bedroom 2

10'10 max x 10'2 (3.30m max x 3.10m)  
(10'10 max including depth of fitted wardrobe cupboards, measurements exclude door recess)

Two double fitted wardrobe cupboards, radiator, downlighters window to rear.

### Family Bathroom

Bath with mixer tap and shower attachment, separate shower cubical, wall mounted wash hand basin, low level wc with concealed cistern, chrome effect heated towel rail, downlighters, tiled walls, tiled floor.

### Allocated car parking space

Allocated car parking space for approximately two cars in tandem style.

### NB

We are informed by our client of the following,

Term of lease 999 years from 01/08/2005.

Share of freehold.

Service charge: as at 01/10/25 Quarterly Service Charge in Advance £772.07

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

### COUNCIL TAX BAND:

Council Tax Band - 'E' 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.

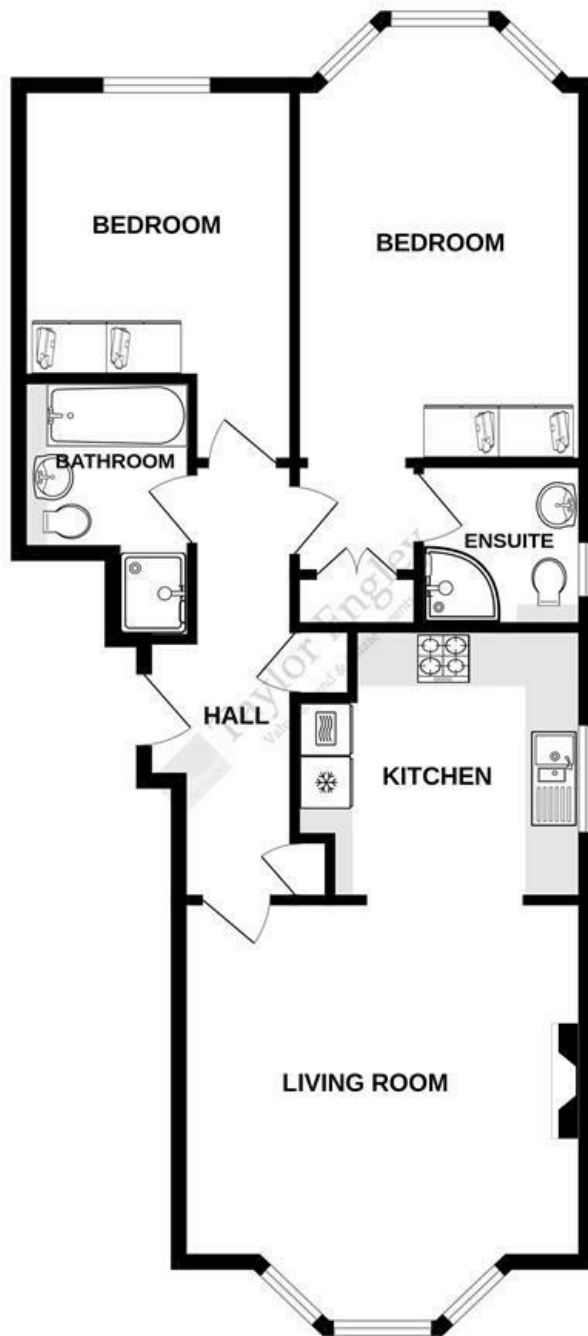
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





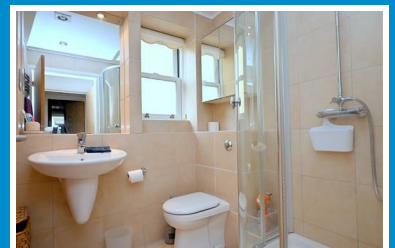
GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**