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Taylor Engley



Flat 3, 28-30 Burlington Place, Eastbourne, East Sussex, BN21 4BA

Price £189,950 Leasehold

*** SHARE OF FREEHOLD * CHAIN FREE * An exciting opportunity has arisen to acquire this TWO BEDROOMED HALL FLOOR APARTMENT, located to the west side of Eastbourne's town centre and being within walking distance of Eastbourne's prestigious seafront. The property benefits from a deceptively spacious bay fronted living/dining room ENJOYING SEA VIEWS, semi open plan to kitchen, two bedrooms, bathroom, gas fired central heating and double glazed windows. EPC=D**



The property is conveniently positioned being within walking distance of the seafront and theatres. Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is also within walking distance.

*** HALL * BAY FRONTED LIVING ROOM/DINING ROOM SEMI OPEN PLAN TO KITCHEN * TWO BEDROOMS * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * WITHIN WALKING DISTANCE OF SEAFRONT AND TOWN CENTRE AMENITIES ***



The accommodation

Comprises:

Steps rising to communal front door opening to:

Communal Entrance Hall

Lift and stairs to all floors. Private front door opening to:

Hall

Security entry phone system, storage cupboard.

Bay Living Room/Dining Room

17'8 x 13'1 (5.38m x 3.99m)

Bay window to front enjoying sea views, radiator.

Semi open plan to:

Kitchen

7'11 x 6'3 (2.41m x 1.91m)

Range of wall and base units, electric oven with electric four ring hob over, fridge freezer, washing machine, sink unit with splash back.

Bedroom 1

10'10 x 10'9 max (3.30m x 3.28m max)

Radiator, double glazed window to rear.

Bedroom 2

9'10 x 6'8 (3.00m x 2.03m)

Radiator, double glazed window to rear.

Bathroom

Bath with shower attachment over, low level wc, wash basin with mixer tap, extractor fan, double glazed window.

N.B

Length of lease 999 years from 25th March 2005
Maintenance charge paid 6 monthly for period 25th December to 24th June 2025 £830.20. (All details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - Band 'C'

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 ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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.

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