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Taylor Engley



16 St Aidans Court Whitley Road, Eastbourne, BN22 8NW

Price £110,000 Leasehold

A well presented first floor CHAIN FREE RETIREMENT FLAT with BALCONY forming part of this McCarthy Stone built development. The property is situated in a convenient location on the borders of Seaside and Roselands, being within close proximity to local shops, the seafront and Seaside recreation ground. EPC = B



*** ENTRANCE HALL * LIVING ROOM * BALCONY * KITCHEN * BEDROOM * SHOWER ROOM/WET ROOM * COMMUNAL FACILITIES TO INCLUDE LAUNDRY ROOM, GUEST ROOM, GARDEN AND COMMUNAL LOUNGE WITH KITCHEN AREA * SEALED UNIT DOUBLE GLAZING ***



COMMUNAL ENTRANCE HALL

Stairs or lift to first floor. Door to:

ENTRANCE HALL

Large walk-in cupboard housing the hot water cylinder, pull chord alarm.

LIVING ROOM

20'2" x 10'8" max (6.15m x 3.25m max)

Night storage heater, pull chord alarm, window with outlook to front, door to:

BALCONY

KITCHEN

7'7" x 7'2" (2.31m x 2.18m)

Fitted with a range of built-in cupboards and drawers, space for fridge and freezer, built-in electric oven and hob with extractor hood over, worksurfaces, sink unit, double glazed window with outlook to front, pull chord alarm.

BEDROOM

13'7" x 9' (4.14m x 2.74m)

Night storage heater, built-in mirror fronted wardrobe cupboard, double glazed window with outlook to front, pull chord alarm.

SHOWER/WET ROOM

Suite comprising walk-in shower with wet room flooring and seat, WC, washbasin, heated towel rail, pull chord alarm.

COMMUNAL FACILITIES

Laundry room, guest room and communal lounge with kitchen area. There is some residents parking available on a first come first serve basis.

LEASE & OUTGOINGS

The lease is 125 years from 01/06/2003. We have been advised that the current half yearly ground rent is £182.50 and the service charge is £3610.36 per annum.

(All details concerning the terms of the lease and outgoing are subject to verification).

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band C.

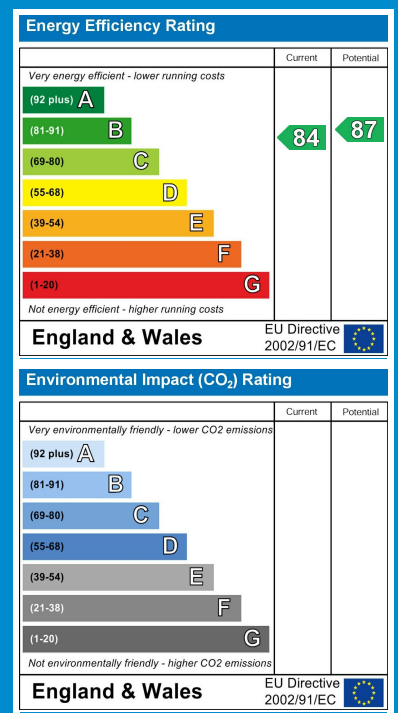
FOR CLARIFICATION:

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.





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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