

Valuers, Land & Estate Agents

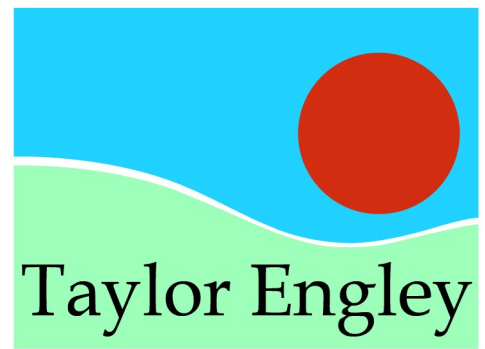
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12, Elm Court Old Orchard Road, Upperton, Eastbourne, East Sussex, BN21 1DB

Guide Price £325,000 Leasehold - Share of Freehold

Taylor Engley are pleased to offer to the market this MODERN TWO BEDROOMED PENTHOUSE APARTMENT occupying a most convenient central location just a few hundred yards from Eastbourne's railway station and town centre amenities. Available Chain free, the apartment, which occupies the turret of this imposing building has spacious accommodation comprising a delightful open plan living/dining room and fitted kitchen, a spacious master bedroom with en-suite shower room, guest bedroom and bathroom. There is also an allocated parking space behind an electronic gate. The property also has a share of the freehold.



The apartment forms part of an imposing character property converted and refurbished in 2008 and this particular apartment occupies a prime position within the building.

*** PENTHOUSE APARTMENT * CENTRALLY LOCATED * COMMUNAL ENTRANCE HALL * LIFT AND STAIRS * PRIVATE HALL * SPACIOUS OPEN PLAN LIVING/DINING ROOM AND KITCHEN * TWO BEDROOMS * ENSUITE SHOWER ROOM * GUEST BATHROOM * GATED ALLOCATED PARKING SPACE * SHARE OF FREEHOLD * CHAIN FREE ***



The accommodation comprises:

COMMUNAL ENTRANCE HALL

With security entry phone system, lift and stairs rising to:

THIRD FLOOR

Front door to:

ENTRANCE HALL

Security entry phone system, built in store cupboard housing consumer unit and wall mounted gas boiler, central heating thermostat, radiator.

LIVING ROOM

24'10" x 21'9" (7.57 x 6.63)

Irregular shaped room maximum measurements given 21'9 plus window recess

Fabulous open plan living room to fitted kitchen being triple aspect and incorporating corner turret, television aerial point, radio point, satellite point, telephone point, three radiators, downlighters.

DINING AREA

11'8 x 10 (3.56m x 3.05m)

Occupying the turreted section of the building with outlook to front.

KITCHEN

14'10" x 11'6" (4.52 x 3.51)

(11'6 to cupboard front reducing to 9'3)

Having a comprehensive selection of eye and base level units with work surface, one and a half bowl sink unit, integrated appliances include Zenith washing machine, Miele dishwasher, two AEG ovens - one being a steam oven, AEG microwave, Samsung American style fridge freezer, island unit having base units and Electrolux four ring ceramic hob with extractor fan over, breakfast bar, radiator, window to side.

BEDROOM 1

20'11" x 16'8" (6.38 x 5.08)

(16'8 reducing to 12')

Irregular shape room maximum measurements given. Double aspect room having window to front and Velux window to side, Sharps built bedroom furniture including wardrobes, dressing table and drawers, radiator, television aerial point.

EN-SUITE SHOWER ROOM

Spacious en-suite having 'his' and 'hers' wash hand basins set into cupboard unit, double shower cubicle, low level WC, heated towel rail, tiled walls, two wall mounted cupboards with mirrored fronts, shaver point.

BEDROOM 2

18'1" max x 9'11" max (5.51 max x 3.02 max)

(9'11 max reducing to 7'2)

Having a fitted selection of Sharps wardrobes, Television aerial point, radiator, downlighters, window and Velux window to front.

GUEST BATHROOM

Bath with mixer tap and shower attachment, shower cubicle, wash hand basin, low level WC, tiled walls, chrome effect heated towel rail.

ALLOCATED PARKING SPACE

Car parking space number 12 situated behind an electric gate to the rear of the building.

N.B

The vendor advises us of the following:

The property is offered with a share of the freehold and the remainder of a 999 year lease.

The current service charge is £1714.55 per half year.

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - £2,688.24 until March 2023

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following link:

checker.ofcom.org.uk

FOR CLARIFICATION:

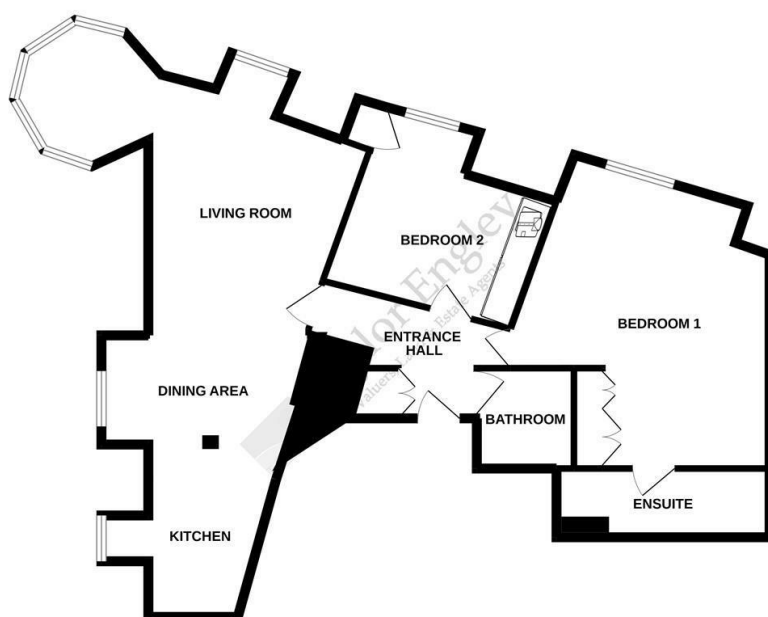
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



THIRD FLOOR



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 misstatement. 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.
Made with Metropix i2022.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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.

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