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Taylor Engley



Flat 14 Selwyn House, 29 Selwyn Road, Eastbourne, BN21 2LF

£299,950 Leasehold - Share of Freehold

*** CHAIN FREE * SHARE OF FREEHOLD * Taylor Engley are pleased to offer to the market this EXCEPTIONALLY SPACIOUS THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, FOURTH FLOOR APARTMENT situated within pleasant grounds in the Upperton area of Eastbourne. The property enjoys STUNNING FAR REACHING VIEWS OVER EASTBOURNE TO THE SEA AND SOUTH DOWNS. Sealed unit double glazing, gas fired central heating, GARAGE and a SOUTHERLY FACING BALCONY. EPC = C.**



*** HALLWAY * LOUNGE * KITCHEN * DINING ROOM * MASTER BEDROOM WITH EN-SUITE
BATHROOM * TWO FURTHER BEDROOMS * SHOWER ROOM * GARAGE * BALCONY *
COMMUNAL GARDENS ***

**Eastbourne town centre with its comprehensive shopping facilities, mainline railway, theatres and
seafront is situated less than one mile distant.**



COMMUNAL ENTRANCE HALL

Stairs or lift to the fourth floor. Door to:

ENTRANCE HALL

Built-in cupboards, further built-in wardrobe cupboard with hanging and shelf space, entryphone system, airing cupboard, the hallway opens into:

LIVING ROOM

25'7" x 12'4" max (7.62m'2.13m" x 3.66m'1.22m" max)
Large double glazed window enjoying far reaching views across to the Downs, two radiators, feature fireplace. Archway to:

DINING ROOM

12'6" x 8'5" (3.66m'1.83m" x 2.44m'1.52m")
Large double glazed window enjoying far reaching views across to the Downs and sea, radiator, door to the balcony.

BALCONY

Beautiful far reaching views can be enjoyed from the balcony.

KITCHEN

9'2" x 6'10" (2.74m'0.61m" x 1.83m'3.05m")
Fitted with wood effect fronted cupboards and drawers, built-in double oven, worksurfaces, built-in electric hob with extractor hood over, integral slimline dishwasher, fridge, freezer and washing machine, double glazed window to side.

BEDROOM ONE

16'4" x 12'10" (4.88m'1.22m" x 3.66m'3.05m")
Four built-in cupboards offering hanging and shelf space, radiator, large double glazed window with far reaching views across Eastbourne to the sea.

EN-SUITE BATHROOM

Suite comprising low level WC, washbasin, bath with mixer tap and shower attachment, built-in cabinet, heated towel rail, double glazed window to side.

BEDROOM TWO

14'5" x 10'9" (4.27m'1.52m" x 3.05m'2.74m")
Built-in mirror fronted wardrobe cupboard with hanging and shelf space, radiator, double glazed window to front.

BEDROOM THREE

9'4" x 8'4" (2.74m'1.22m" x 2.44m'1.22m")
Large double glazed window enjoying far reaching views across Eastbourne to the sea, radiator.

SHOWER ROOM

Suite comprising washbasin with cupboards below, low level WC, large shower, heated towel rail, double glazed window to front.

BASEMENT STORAGE ROOM

GARAGE

Single garage. No.8.

COMMUNAL GARDENS

Well maintained communal gardens.

PLEASE NOTE:

The lease is 999 years from 25th of December 1996. The quarterly service charge for the period 01/04/2026 - 30/06/2026 is £1428.45 which includes heating and hot water, the quarterly service charge for the garage is £6.94.

(All details concerning the terms of the lease and outgoings 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 ENGLE.







4TH FLOOR
1256 sq.ft. (116.7 sq.m.) approx.



TOTAL FLOOR AREA : 1335sq.ft. (124.0 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	71	79
(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.