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Taylor Engley

Flat 6 Amberly, 32 Grange Road, Eastbourne, BN21 4HF
Asking Price £235,000 Leasehold - Share of Freehold

An opportunity arises to acquire this SPACIOUS TWO BEDROOMED SECOND FLOOR APARTMENT, located in the highly sought after Lower Meads area of Eastbourne. The apartment is offered with the benefit of gas fired central heating, double glazing and has features that include a 16'10 x 12'10 living room, balcony with westerly aspect and a garage. The property is offered to the market chain free and an internal viewing is highly recommended. EPC=C.

Amberly is located in the favoured Lower Meads area of Eastbourne being approximately three quarters of a mile distant from Eastbourne's town centre which provides a comprehensive range of shopping facilities and mainline railway station. Local shops can also be found in the Little Chelsea area which is approximately half a mile distant. Eastbourne's seafront and theatres are also within walking distance,

*** FAVOURED LOWER MEADS AREA * TWO BEDROOMED SECOND FLOOR APARTMENT * SPACIOUS ACCOMMODATION * LIVING ROOM AND BALCONY ENJOYING A WESTERLY ASPECT * TWO DOUBLE BEDROOMS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * BASEMENT STORE CUPBOARD * GARAGE * BLOCK SERVED BY PASSENGER LIFT * SECURITY ENTRY PHONE SYSTEM * INTERNAL VIEWING HIGHLY RECOMENDED * CHAIN FREE ***

The accommodation
Comprises:

Security entry system door opening to:

Communal Hall
Passenger lift or stairs rising to second floor communal hall with shared store cupboard.

Front door opening to:

Entrance Hall
Spacious hall comprises, security entry phone, central heating thermostat, airing cupboard housing cylinder and shelving, built-in store/cloaks cupboard.

Living Room
16'10 x 12'10 (5.13m x 3.91m)
Enjoying a westerly aspect, two radiators, serving hatch from kitchen door to:

Balcony
17'5 x 4'4 (5.31m x 1.32m)
Enjoying a westerly aspect and overlooking the communal gardens to the rear of the block.

Kitchen
11'8 max x 7'1 max (3.56m max x 2.16m max)
(maximum measurements include depth of fitted units)
Comprises single drainer stainless steel sink unit, range of base and wall mounted cupboards, shelved storage cupboard, worksurface with tiled splash back, space and plumbing for washing machine, space for slot-in cooker, space for fridge/freezer, Baxi wall mounted gas fired boiler, central heating programmer, serving hatch to living room, window with outlook to side.

Bedroom 1
15'10 x 10'3 (4.83m x 3.12m)
(10'3 to cupboard front extending to 12'2 max, measurements exclude door recess).
Three double wardrobe cupboards, radiator, outlook to front.

Bedroom 2
14'10 max x 8'10 max (4.52m max x 2.69m max)
(14'10 max reducing to 12'10 to cupboard front)
Fitted wardrobe cupboard, radiator, outlook to rear.

Bathroom
Bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, electric heated towel rail, wall mounted radiant heater, window to side.

Basement Lockup Store Room
Number 6

Garage
18'2 max x 8'1max (5.54m max x 2.46mmax)
(18'2 max to door)
The garage forms part of a block located to the rear of the main apartment block. On approaching the garage block the garage is the second along on the righthand side.

Communal Gardens
Having lawned area to the rear of the main block with some mature trees.

NB
We are informed by our client of the following:

Term of Lease 999 years from 25 December 2007 and that the sale of the apartment includes a share in the freehold company

Service Charge 29 September to 24 December 2025
£780.29

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

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council

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.

SECOND FLOOR
898 sq.ft. (83.4 sq.m.) approx.

TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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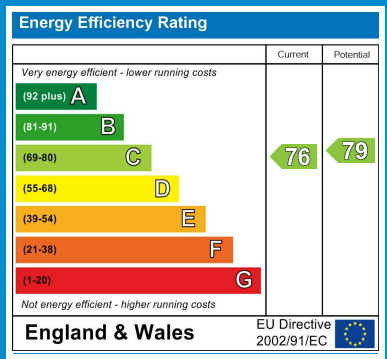

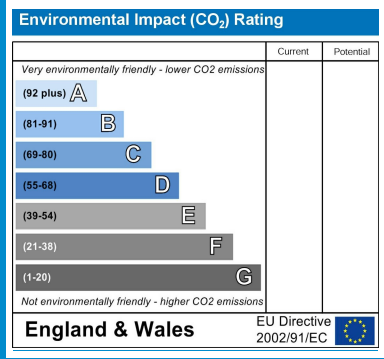

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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