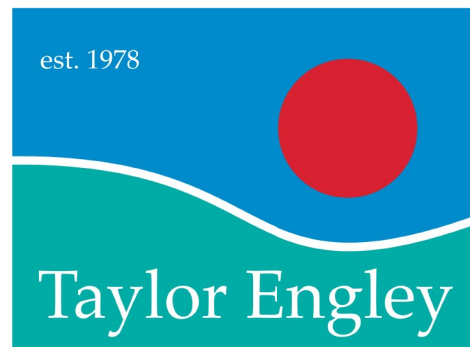


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8B Port Road, Eastbourne, East Sussex, BN22 9DH
Asking Price £135,000 Leasehold

An opportunity arises to acquire this ONE BEDROOMED FIRST FLOOR APARTMENT, situated in the popular Hampden Park area of Eastbourne. The property offers bright and well-proportioned accommodation with the benefit of gas fired central heating and double glazing. Features include your own private entrance door, spacious living room, double bedroom, small garden area and an outside store cupboard. The property is offered to the market chain free. EPC=C.



Conveniently positioned in Port Road, the apartment is within easy reach of local shopping facilities, Hampden Park railway station and bus routes, making it an ideal purchase for first time buyers, buy-to-let investors or those looking to downsize.

*** POPULAR HAMPDEN PARK AREA * ONE BEDROOM * LIVING ROOM * KITCHEN * BATHROOM * PRIVATE ENTRANCE DOOR * OUTSIDE STORE CUPBOARD * SMALL PRIVATE GARDEN AREA * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***



The accommodation

Comprises:

Private front door opening to:

Entrance Hall

With cupboard housing electric meter and fuse board, wall mounted cupboard, stairs rising to:

First Floor Hall

Built-in store cupboard, loft hatch, window to side.

Living Room

13'5 max x 12'5 (4.09m max x 3.78m)
(13'5 max including depth of chimney breast)
Fireplace surround, radiator, fitted shelving, outlook to front.

Inner Hall

Kitchen

9'6 x 8' (2.90m x 2.44m)
(Maximum measurements include the depth of the fitted units).

Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer stainless steel sink unit, electric under counter over, electric hob with extractor fan over, space and plumbing for washing machine, radiator, Worcester wall mounted gas fired boiler, double aspect room with outlook to rear and side.

Double Bedroom

11'7 x 9'9 (3.53m x 2.97m)
Two built-in wardrobe cupboards, radiator, outlook to rear.

Shower room

Shower cubicle with rainfall and hand held shower fittings, wash hand basin, low level wc, medicine cabinet, tiled walls, radiator, window to side.

Garden Area.

We are informed that the small open plan garden area to the immediate rear of the building is private to this apartment.



Outside Store Cupboard

Number 8B, situated to the rear of the building.

NB

We are informed by our client of the following,

Term of Lease 125 years from 4 March 1991

Service Charge Estimate for 2026/2027 £657.41 including a ground rent of £10.00.

Managing Agents Eastbourne Borough Council.

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

COUNCIL TAX BAND:

Council Tax Band - 'A' 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.

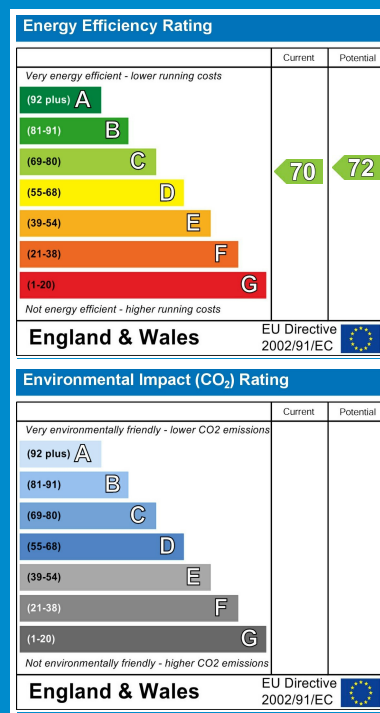




TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.

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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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.