

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

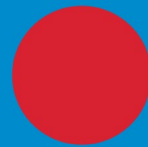
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est. 1978



Taylor Engley



Flat 6 Thorne Lodge, 4 Spencer Road, Eastbourne, East Sussex, BN21 4PA

Asking Price £135,000 Leasehold

An opportunity arises to acquire this SPACIOUS ONE BEDROOMED FIRST FLOOR APARTMENT, forming part of this imposing detached character building located to the west side of Eastbourne's town centre. The property benefits from gas fired central heating and has accommodation that features a spacious living room, fitted kitchen with oven and hob and a double bedroom with en-suite. EPC=C.



The property is located to the west side of Eastbourne's town centre being within walking distance of central amenities, mainline railway station, theatres and seafront.

*** FAVOURED WEST SIDE OF EASTBOURNE'S TOWN CENTRE * WALKING DISTANCE TO CENTRAL AMENITIES AND SEAFRONT * GAS FIRED CENTRAL HEATING * COMMUNAL ENTRANCE HALL * HALL * LIVING ROOM * FITTED KITCHEN * DOUBLE BEDROOM WITH EN-SUITE * SEPARATE WC * VIEWING HIGHLY RECOMENDED ***



The accommodation

Comprises:

Covered Entrance Area

With security entry phone and door to:

Communal Hall

Stairs rising to:

First Floor

Private front door opening to:

Hall

Security entry phone, radiator, double doors opening to:

Living Room

14'7 max x 14'5 max (4.45m max x 4.39m max)
Radiator, outlook to rear.

Kitchen

10'9 max x 9'8 max (3.28m max x 2.95m max)
'L' shaped room - maximum measurements provided. Comprises single drainer stainless steel one and a half bowl sink unit, work surface with base units below, wall mounted cupboards, Alpha wall mounted gas fired boiler, indesit under counter electric oven, four ring ceramic hob, outlook to side.

Double Bedroom

15' max x 10' to chimney breast (4.57m max x 3.05m to chimney breast)
Built-in wardrobe cupboard, radiator, outlook to rear.

En-Suite Bathroom

Bath with mixer tap and shower attachment, shower screen, tiled surround, pedestal wash hand basin with tiled splash back, radiator, window to rear.

Door from hall to:

Separate Wc

Steps downs to low level wc, wall mounted wash hand basin with tiled splashback, radiator, window.

N.B

We are informed by our client that the term of lease is 125 years from 29th September 2012.

The managing agents are Eastbourne Lettings.

Service charge for the period 29/9/25 to 24/12/25 is £712.66

There is no Ground Rent.

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

The owner of this property is related to a former director of Taylor Engley.

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

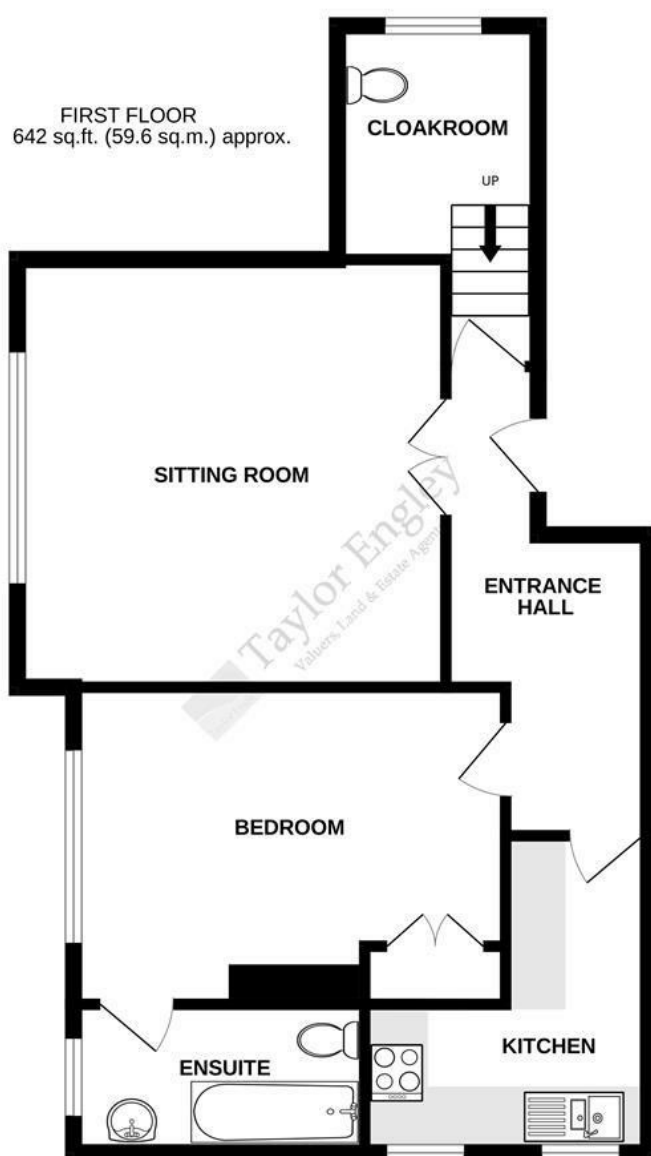
FOR CLARIFICATION:

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 ENGLE.

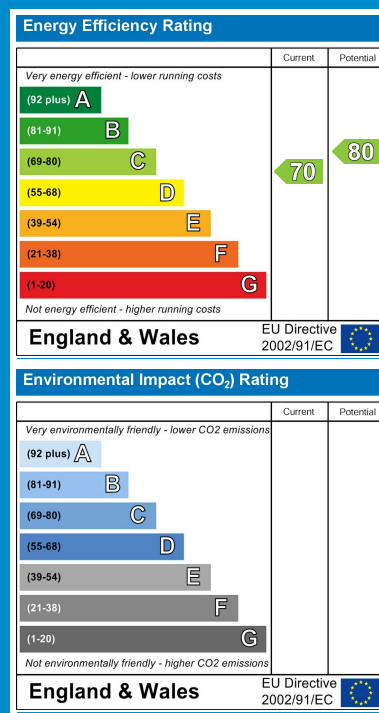




TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

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.

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