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est. 1978

Taylor Engley



Flat 1, 68 Cavendish Place, Eastbourne, East Sussex, BN21 3RL
Price Range £130,000 Leasehold

*** PRICE RANGE £130,000 - £140,000 * Taylor Engley are pleased to bring to the market this spacious one bedroom first floor flat, situated in Eastbourne's town centre. The property benefits from gas fired central heating and sealed unit double glazing. The town centre amenities, railway station, and seafront, are all located within walking distance. EPC = D**



*** COMMUNAL ENTRANCE HALL * HALLWAY * LOUNGE * KITCHEN * BATHROOM * BEDROOM ***



FRONT DOOR TO:

COMMUNAL HALLWAY

Stairs to first floor landing. Door to:

ENTRANCE HALL

Radiator.

LOUNGE

17'2" x 13'7" (5.23m x 4.14m)

Feature fireplace surround with inset electric fire, radiator, two double glazed windows with outlook to front.

KITCHEN

7'9" x 6'9" (2.36m x 2.06m)

Fitted with a range of cream fronted cupboards and drawers, built-in oven and electric hob with extractor hood over, space and plumbing for washing machine, sink unit, worksurfaces, extractor fan, radiator, internal window.

BATHROOM

7'10" x 7'2" (2.39m x 2.18m)

White suite comprising washbasin, low level WC, bath with mixer tap and shower attachment, radiator, double glazed window to rear, cupboard housing the boiler, extractor fan.

BEDROOM

16'2" x 10'4" max (4.93m x 3.15m max)

Feature fireplace surround, radiator, double glazed window to rear.

PLESAE NOTE:

The lease is 125 years from the 24th of June 2004. The ground rent for the period 24th of June 2026 - 24th December 2026 is £50.00. The annual service charge due 19th of February are £305.24

(All details concerning the terms of the lease and outgoings are to be verified).

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

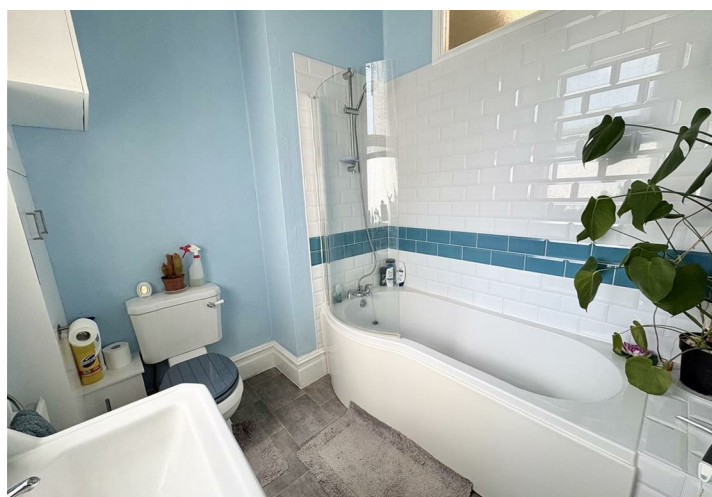
Council Tax Band A.

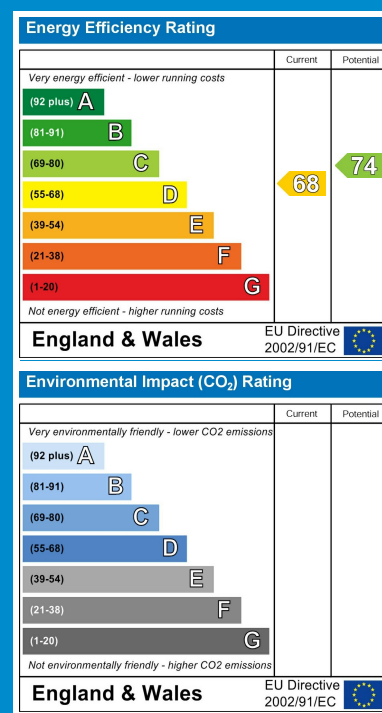
FOR CLARIFICATION:

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.





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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