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**Flat 2 43 Enys Road, Upperton, Eastbourne, East Sussex, BN21 2DH**  
**Guide Price £168,950 Leasehold**

**\*\*CASH BUYERS ONLY\*\*** An excellent opportunity has arisen to acquire this **TWO BEDROOMED FIRST FLOOR VICTORIAN APARTMENT** in the popular Upperton area of Eastbourne. The property is noted to benefit from gas fired central heating, double glazed windows and is considered to be particularly spacious. This split level property comprises a spacious living/dining room, two double bedrooms, kitchen and bathroom. There are currently 50 years remaining on the lease. EPC= C





The property is located in the convenient Upperton area of Eastbourne. Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront being approximately one and a half miles distant.

**\* CASH BUYERS ONLY \* PERIOD FEATURES \* CHAIN FREE \* SPACIOUS ACCOMMODATION \* TWO BEDROOMS \* HALL \* LIVING/DINING ROOM \* KITCHEN \* BATHROOM \* CONVENIENT LOCATION \***



## The accommodation

Comprises:

Security entry phone system, communal front door opening to:

### Communal Entrance Hall

Private front door opening to:

### Hall

Security entry phone receiver, large storage alcove, radiator.

### Living/Dining Room

20'5 x into bay x 12'4 max (6.22m x into bay x 3.76m max)

Ceiling rose, decorative coving, picture rail, fireplace, radiator, built-in shelving, double glazed Sash windows to front.

### Bedroom 2

11'8 x 10'9 (3.56m x 3.28m)

Radiator, double glazed Sash windows to front, ceiling rose, decorative coving, built-in wardrobe.

### Bedroom 1

14' x 11'2 (4.27m x 3.40m)

Wash basin, double glazed Sash windows to rear, built-in wardrobe, built-in under window storage, coved ceiling, picture rail, ceiling rose.

From hall steps down to:

### Kitchen

10'3 x 8'9 (3.12m x 2.67m)

Single drainer stainless steel sink unit, electric slot-in oven and hob, range of wall and base units, washing machine, fridge freezer, double glazed window, radiator.

### Bathroom

Wash basin, bath with shower attachment, tiled walls, low level wc, double glazed windows, radiator.

## N.B

We have been informed by the owner that there is approximately 50 years remaining on the lease.

99 years from 11 June 1974

Maintenance charge £1999 per year.

Ground rent £55 per year

### COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council - currently £2,147.96 until March 2025.

### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

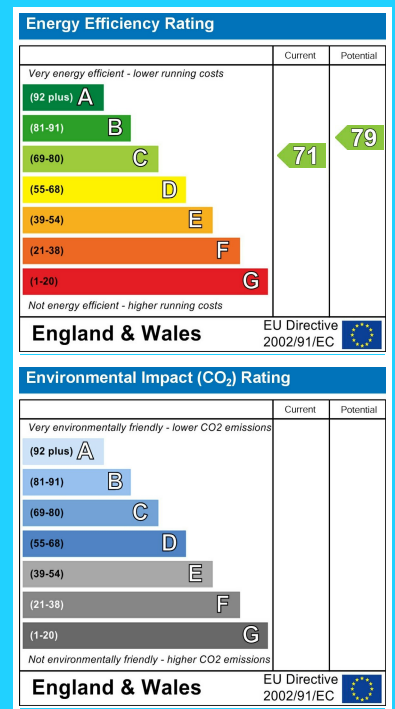
### FOR CLARIFICATION:

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 ENGLEBY.





**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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