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Flat 4, St Emmanuel House 6, Darley Road, Meads, Eastbourne, East Sussex, BN20 7GD
Price £590,000 Leasehold - Share of Freehold

An excellent opportunity arises to acquire this **UNIQUE AND EXTREMELY WELL PRESENTED AND BEAUTIFULLY APPOINTED MEADS SEAFRONT FLAT** with direct access onto seafront communal gardens. This ground floor apartment forms part of the exclusive All Saints development, which is located adjacent to Eastbourne's Meads seafront. The development was constructed by Berkeley Homes and is set within delightful communal gardens. This purpose built apartment is considered to be in very good decorative order and is offered with the benefit of gas fired underfloor heating and double glazing. Features include an attractive double aspect living room/dining room with direct access onto spacious private patio terrace, well appointed kitchen with integrated appliances and composite stone worktops, principal bedroom with access to private patio terrace and en-suite shower room, second bedroom overlooking communal gardens, bathroom, allocated car parking space and a security entry phone system.



St. Emmanuel House occupies a most favoured position in the Meads Village area and situated adjacent to the seafront at Holywell and also within walking distance of Meads Village with its range of local amenities. Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station, is approximately one and a half miles distant.

*** HIGHLY SOUGHT AFTER ALL SAINTS DEVELOPMENT IN MEADS VILLAGE LOCATION *
ADJACENT TO MEADS SEAFRONT * WELL PRESENTED AND BEAUTIFULLY APPOINTED *
ATTRACTIVE DOUBLE ASPECT LIVING ROOM/DINING ROOM WITH ACCESS TO PRIVATE PATIO
TERRACE * WELL APPOINTED KITCHEN WITH INTEGRATED APPLIANCES AND COMPOSITE
STONE WORKTOPS * PRINCIPAL BEDROOM WITH ACCESS TO PRIVATE PATIO TERRACE AND
HAVING EN-SUITE SHOWER ROOM * SECOND BEDROOM OVERLOOKING COMMUNAL GARDENS
* BATHROOM * GAS FIRED UNDERFLOOR HEATING * DOUBLE GLAZED WINDOWS * ALLOCATED
CAR PARKING SPACE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal front door with security entry phone system opening to:

Communal Entrance Hall

Private Oak panelled front door having wide angle viewer opening to:

'L' Shaped Entrance Hall

Security entry phone, shelved storage cupboard, ceramic tiled floor, fitted shelving, airing/utility cupboard housing Potterton gas fired boiler, ceramic tile floor, electric light, extractor fan.

Living Room/Dining Room

18'4 max x 18'2 max (5.59m max x 5.54m max)

(18'4 max into deep door recess)

Irregular shaped room - maximum measurements provided.

Delightful double aspect living room overlooking communal park-like gardens, inset downlights, television aerial point, double doors opening onto private patio terrace with communal gardens beyond.

Kitchen

9'3 max x 8'1 max (2.82m max x 2.46m max)

(Maximum measurements including depth of fitted units)

Well appointed kitchen with range of built-in contemporary style Schmitt units complimented by composite stone worktop with upstand and ceramic tiled floor. Comprises Franke undermounted stainless steel sink unit with mixer tap, work surface with range of matching floor cupboards and drawers, integrated appliances include Electrolux dishwasher, AEG induction four ring ceramic hob with composite stone splashback and extractor fan over, adjoining matching unit housing built-in AEG electric fan assisted steam oven/grill with matching combination microwave and oven/grill above, further matching unit housing integrated AEG frost free fridge/freezer, matching wall mounted cupboards with concealed under cupboard lighting, downlighters, window to side overlooking communal gardens.

Bedroom 1

13'8 max x 8'11 (4.17m max x 2.72m)

(8'11 to wardrobe cupboard front)

Irregular shaped room maximum measurements provided exclude deep door recess.

Enjoying delightful views over the communal gardens and having double doors opening to private patio terrace with the communal gardens beyond, full height double wardrobe cupboard having sliding doors, downlighters, door to en-suite shower room.

En-Suite Shower Room

Shower room comprises matching white Villeroy & Boch suite complimented by ceramic floor tiling and part tiled walls. Comprises spacious walk-in tiled shower with built-in Hansgrohe shower unit and glazed shower screen, semi-pedestal wash hand basin with Hansgrohe mixer tap with vanity shelf above and large illuminated mirror fronted medicine cabinet with concealed internal lighting, adjoining close coupled wall hung wc with concealed cistern, chrome effect electrically heated towel rail, downlighters, extractor fan.

Bedroom 2

9'9 x 9'8 (2.97m x 2.95m)

(Currently used as dining room)

Enjoying a southerly aspect overlooking the communal gardens.

Bathroom

Fitted bathroom with matching white Villeroy & Boch suite complimented by ceramic tiling and part ceramic wall tiling. Comprises double ended bath having mixer tap with built-in Hansgrohe shower above, semi-pedestal wash hand basin with Hansgrohe mixer tap, vanity shelf and large illuminated mirror fronted medicine cabinet with concealed internal lighting, wall hung close coupled wc with concealed cistern, chrome effect electrically heated towel rail, inset downlighters, extractor fan.

Outside

The apartment benefits from a private paved patio terrace enjoying direct access from both living room and principal bedroom. which lead directly onto the established communal gardens.

Communal Gardens

St Emmanuel House/All Saints is an enviable location situated within extensive and beautifully maintained park-like gardens and grounds providing a magnificent setting for the development.

Allocated Car Parking Space

The apartment benefits from an allocated car parking space (number 66) which is opposite the front of the block and enjoys level access to the apartment.

N.B

We are informed by our client of the following.

Lease 999 years from 2007.

Ground rent - Nil

Maintenance for 2023/2024 is £1,300.79 six monthly in advance.

Freehold Share - 1/52 share in SGE Freehold Limited which includes St. Emmanuel House, St. Gabriel, St. Saviour House and the surrounding grounds.

The Managing Agents are Graves Son and Pilcher.

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

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,953.44 until March 2025.

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.

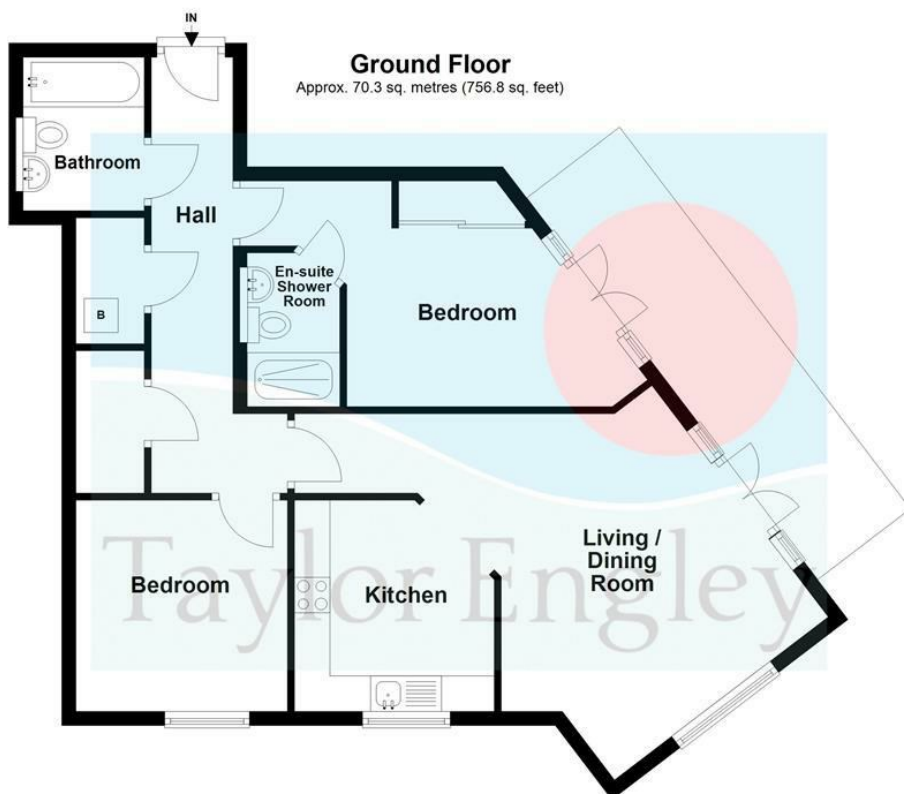
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Ground Floor
Approx. 70.3 sq. metres (756.8 sq. feet)

Total area: approx. 70.3 sq. metres (756.8 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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