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Flat 7, La Ronde Court 2, Trinity Trees, Eastbourne, East Sussex, BN21 3LD
£179,950 Leasehold

Taylor Engley are delighted to offer to the market this **TWO BEDROOMED SECOND FLOOR APARTMENT** forming part of this imposing detached residence, located in the heart of Eastbourne's town centre. The apartment is offered with the benefit of electric heating, double glazed windows and has features that include a 15'9 x 14'4 double aspect sitting room, spacious dining hall, two bedrooms and fitted kitchen with integrated oven and hob.



The apartment occupies a convenient central location being within just a short walk of Eastbourne's town centre, which offers a comprehensive range of shopping facilities and a mainline railway station. Eastbourne's theatres and seafront are also within walking distance.

*** CONVENIENT CENTRAL LOCATION * SPACIOUS DOUBLE ASPECT SITTING ROOM * DINING HALL * FITTED KITCHEN * TWO BEDROOMS * BATHROOM * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * BLOCK SERVED BY PASSENGER LIFT * LIMITED RESIDENTS PARKING ON A FIRST COME FIRST SERVED BASIS * CHAIN FREE ***



The accommodation

Comprises:

Steps rising to:

Communal Entrance Hall

Security entry phone system, passenger lift or stairs rising to:

Second Floor

Several steps rising from passenger lift level to front door, opening to:

Small Vestibule Area

With shelving, glazed door to:

Dining Hall

11'8 max x 9'8 (3.56m max x 2.95m)
(9'8 to cupboard front widening to 12' max into door recess).

Range of fitted cupboards and drawers, wall mounted electric Dimplex heater, security entry phone, window with outlook to rear.

Living Room

15'9 max x 14'4 max (4.80m max x 4.37m max)
Double aspect room with outlook to front and side, Dimplex night storage heater.

Small Inner Hall Area

With linen cupboard.

Kitchen

9'11 max x 5'6 max (3.02m max x 1.68m max)
(Maximum measurements including depth of fitted units)

Comprises single drainer stainless steel sink unit with mixer tap, work surface with base units below, space and plumbing for washing machine, space for fridge/freezer, Beko under counter electric oven, four ring ceramic hob with extractor fan over, window to rear.

Bedroom 1

11'2 x 10'7 (3.40m x 3.23m)
Dimplex electric heater, outlook to front.

Bedroom 2

11'1 x 5'8 (3.38m x 1.73m)
Dimplex electric heater, outlook to front.

Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level wc, chrome effect electrically heated towel rail, tiled walls, window to rear.

N.B

We are informed by our client that the term of lease is from 24.05.2012 to 24.03.2158.

The managing agents are Hobdens Property Management Limited.

The service charge for the period 24.03.2024 to 23.03.2025 is £749.25 per quarter (£2,997.00 annum).

As at June 2024 we have been advised by our client that the current ground rent is £15 per quarter.

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

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

COUNCIL TAX BAND:

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

BROADBAND AND MOBILE PHONE

CHECKER:

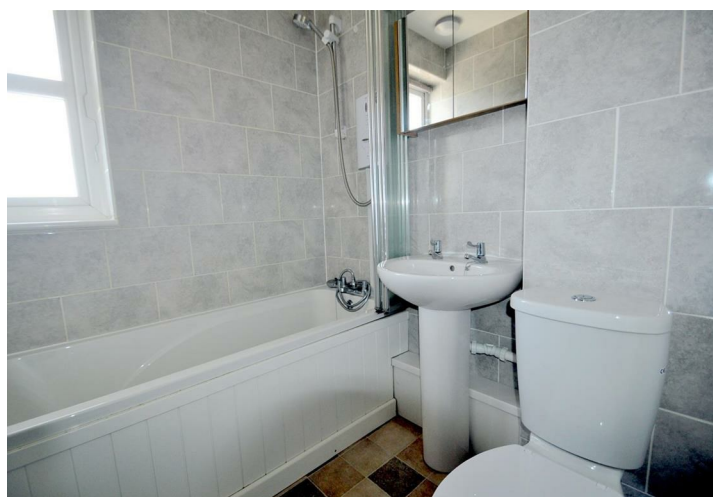
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

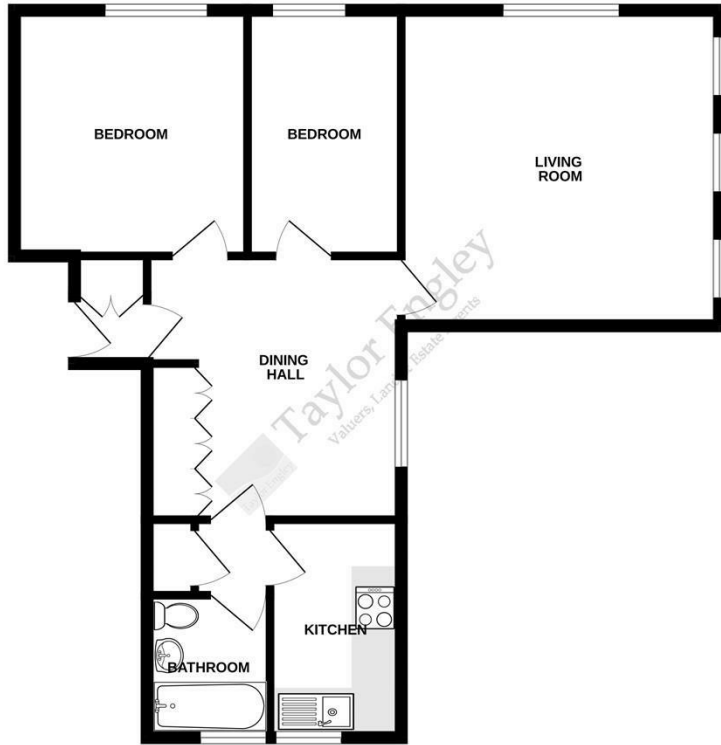
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE. Y.

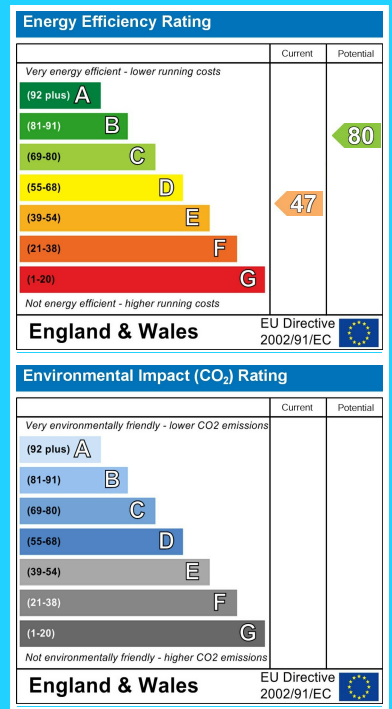


SECOND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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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