

Valuers, Land & Estate Agents

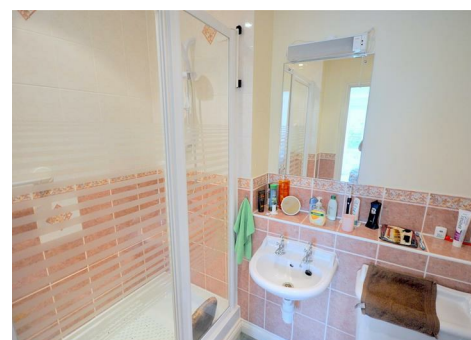
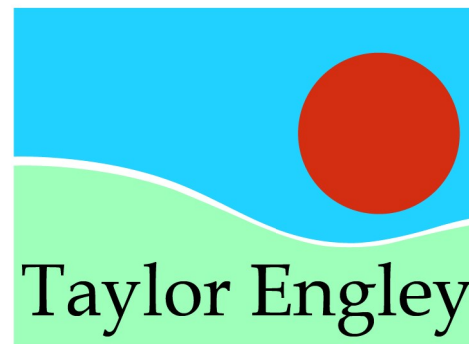
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Flat 5, Jevington Place Jevington Gardens, Lower Meads, Eastbourne, East Sussex, BN21 4HH
Chain Free £255,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this well presented **TWO BEDROOMED FIRST FLOOR APARTMENT**, in this favoured Meads location. The property is noted to benefit from sealed unit double glazing, gas fired central heating and offers a southerly aspect to all principal rooms with views over Jevington Gardens. The property offers spacious accommodation throughout with living room, modern fitted kitchen with appliances, master bedroom with en-suite facilities, guest bathroom, video entry system and secure allocated underblock parking. This property is being sold Chain Free. EPC =

C



Jevington Place is located being within a short walk of Eastbourne's seafront and theatres whilst Eastbourne's town centre with its mainline railway station and comprehensive shopping facilities is approximately half a mile distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO ALL FLOORS * FIRST FLOOR * ENTRANCE HALL * LIVING ROOM * JULIETTE BALCONY * MODERN FITTED KITCHEN * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * ONE FURTHER BEDROOM * GUEST BATHROOM * SECURE UNDERBLOCK PARKING * VIEWS OVER JEVIINGTON GARDENS * SHARE OF FREEHOLD * CHAIN FREE ***



The accommodation

Comprises:

Communal Entrance Hall

Video entry phone system, lift and stairs to all floors:

First Floor Landing

Front door opening to:

Hall

Security entry phone, airing cupboard with a copper lagged tank, immersion switch and slatted shelving, built-in adjacent storage cupboard with shelving, central heating thermostat, radiator, double casement doors to living room.

Living Room

21'8 x 11'8 (6.60m x 3.56m)

Upvc windows and French doors to Juliette balcony with a southerly aspect and having views over Jevington Gardens, television and satellite points, telephone point, radiator, dining area.

Modern Fitted Kitchen

12'1 x 7'5 (3.68m x 2.26m)

Modern suite comprising a comprehensive range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with inset one and a half bowl stainless steel sink unit with mixer tap, inset four burner ceramic hob, stainless steel electric oven, canopy extractor, integrated washing machine, dishwasher, fridge freezer, part tiled walls in complimentary tiling, downlighters, ceramic tiled flooring, radiator, breakfast area, windows to rear over looking Jevington Gardens.

Master Bedroom

16'10 x 9'9 (5.13m x 2.97m)

Upvc double glazed French doors to Juliette balcony overlooking communal gardens, radiator, telephone point, television point.

En-Suite Shower Room

Tiled double width shower cubicle with thermostat shower unit over, wall mounted wash hand basin, low level wc, part tiled walls in complimentary tiling, extractor, radiator.

Guest Double Bedroom

12' x 8'7 (3.66m x 2.62m)

Double glazed windows to rear overlooking Jevington Gardens, telephone point, radiator.

Guest Bathroom

8'3 x 5'3 (2.51m x 1.60m)

White suite comprising panelled bath with chrome mixers and shower attachment over, wash hand basin with chrome fittings and cupboard below, low level wc, part tiled walls, shaver point with light, radiator, extractor fan, downlighters.

Secure Underblock Parking

Allocated parking space within secure underblock parking - number 5 - having remote control access to security gates.

Communal Gardens

Lawned communal gardens to the rear with access to Jevington Gardens beyond.

N.B

We are informed by our client that the apartment includes a Share of the Freehold.

Length of leases is 999 years from 2002.

Current service charge is £642.10 per quarter.

The managing agents are Stredder Pearce.

We are informed by the present owners that the apartment can not be sub-let and pets are not permitted within this development.

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

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council - currently £2,416.45 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

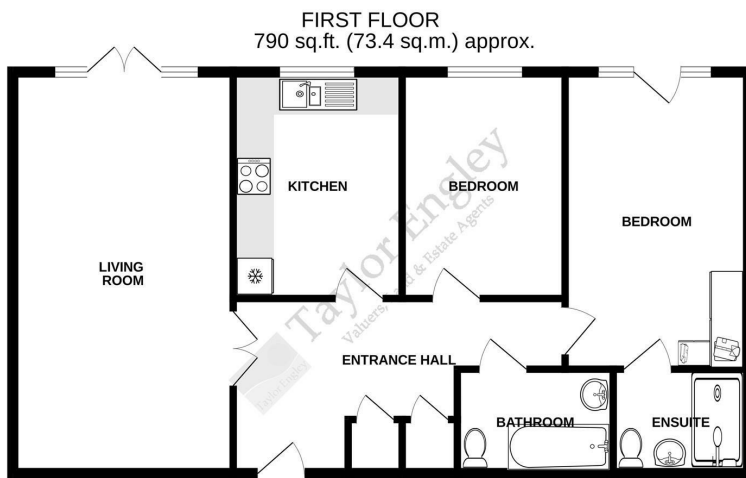
FOR CLARIFICATION:

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 ENGLEBY.





TOTAL FLOOR AREA: 790 sq.ft. (73.4 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.
 Made with Metropac CS2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	83
(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.

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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