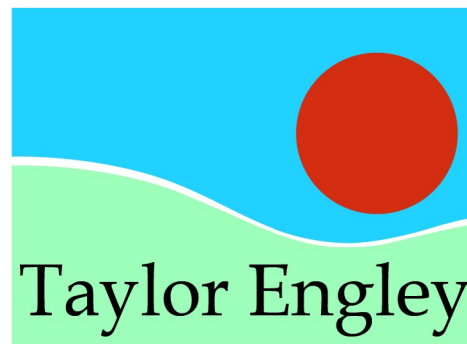


Valuers, Land & Estate Agents  
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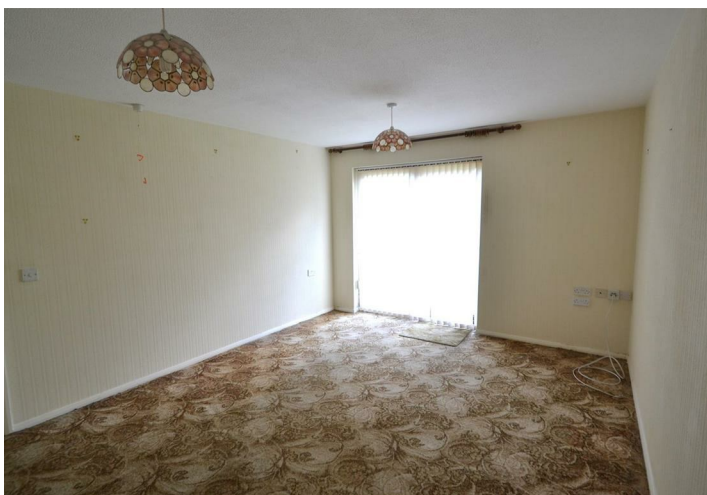
**15, Ruxley Court Langney Rise, Langney, Eastbourne, East Sussex, BN23 7HE**  
**£110,000 Leasehold**

**An opportunity has arisen to acquire this TWO BEDROOMED GROUND FLOOR RETIREMENT APARTMENT, in the popular Langney area of Eastbourne. Although requiring redecoration throughout, the property is noted to benefit from electric heating, double glazed windows and has direct access onto beautifully maintained communal gardens and residents parking. EPC = D**



**The property is conveniently located being within walking distance of local shops and amenities at the Langney Shopping Centre. Bus services pass close by whilst Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant.**

**\* CHAIN FREE \* GROUND FLOOR \* TWO BEDROOMS \* RETIREMENT APARTMENT \* FITTED KITCHEN \* SPACIOUS LIVING/DINING ROOM \* SHOWER ROOM \* COMMUNAL GARDENS \* CONVENIENTLY LOCATED TO LOCAL SHOPS AND AMENITIES \***



## The accommodation

Comprises:

### Private Front Door

Opening to:

### Hall

Electric radiator, Lifeline pull cord, storage cupboard housing boiler, further storage cupboard.

### Kitchen

11'9 x 7'3 (3.58m x 2.21m)

Range of wall and base units, ample work top surfaces with inset stainless steel sink, tiled splashback, eye level oven and grill, four ring electric hob with extractor fan over, spacious walk-in pantry, window to front, Lifeline pull cord.

### Living/Dining Room

15'1 x 11'7 (4.60m x 3.53m)

Electric radiator, double sliding doors opening onto communal gardens, Lifeline pull cord.

### Bedroom 1

12'5 x 11'8 (3.78m x 3.56m)

(11'8 including depth of fitted wardrobes)

Built-in wardrobes with sliding doors, electric radiator, window to rear.

### Bedroom 2

8'10 x 8'2 (2.69m x 2.49m)

Window to front, electric radiator, Lifeline pull cord.

### Shower Room

Low level wc, wash basin, spacious walk-in shower cubicle, medicine cabinet, electrically heated towel rail, part tiled walls, window.

### Outside

To the front of the property there is a level lawn with path to front door, storage cupboard.

### Communal Gardens

To the rear to the rear of the property.

### Residents Parking

## Communal Facilities

Include residents lounge and laundry room.

### N.B

Lease 99 years from 1st April 1985

Maintenance charge for the period 1st January 2024

- 31st December 2024 £2,430.36

Managing Agents - Grange Management

Management have advised that the age requirement for this property is pensionable age 60 for women and 65 for men.

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

### COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council

- currently £1,879.46 until March 2025.

(£1,409.59 until March 2025 if single person)

### BROADBAND AND MOBILE PHONE

#### CHECKER:

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

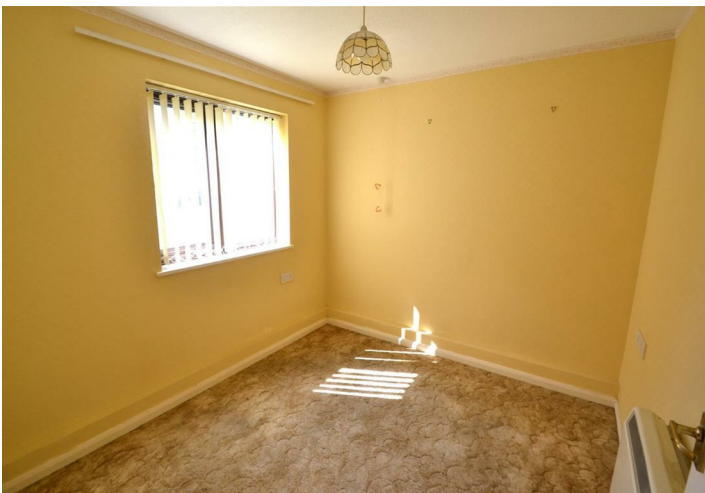
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### FOR CLARIFICATION:

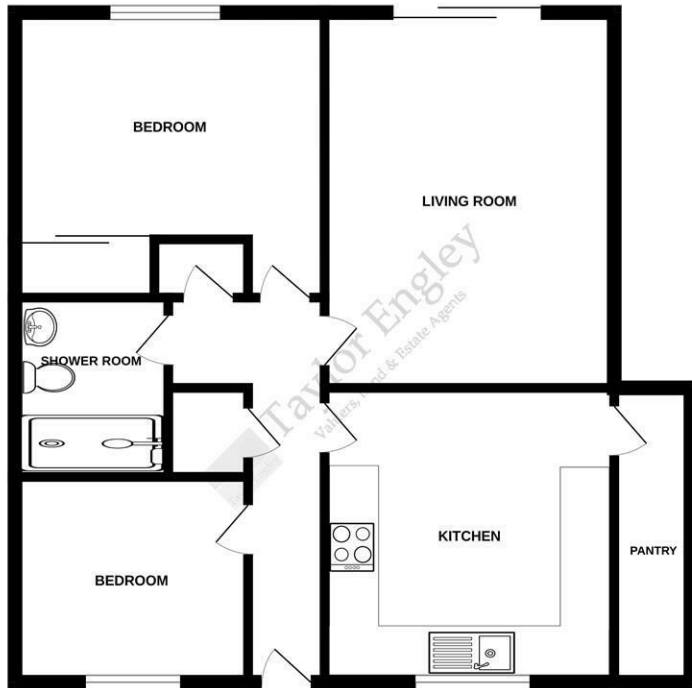
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

#### VIEWING ARRANGEMENTS:

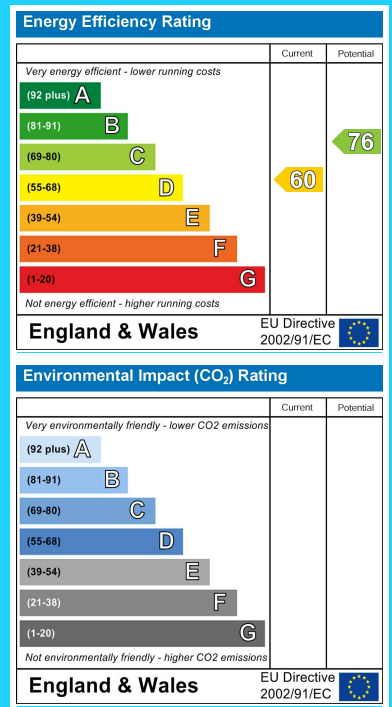
All appointments are to be made through TAYLOR ENGLEBY.



GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given to their operability or efficiency can be given.  
Made with Metropix 02024



**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.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**