

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Flat 54, Manton Court Rotunda Road, St. Anthony's, Eastbourne, East Sussex, BN23 6LG

Price £100,000 Leasehold - Share of Freehold

Taylor Engley are delighted to welcome to the market this **THIRD FLOOR PURPOSE BUILT STUDIO APARTMENT**, in the St. Anthony's area of Eastbourne. The apartment is considered ideal for those seeking their first home or for investment purposes. The apartment comprises communal entrance hall, stairs to all floors, studio room, kitchen and bathroom. The apartment also benefits from electric heating and double glazed windows. The property is being offered to the market Chain Free. EPC=E



The property is conveniently located within the St. Anthony's Avenue area of Eastbourne and is within walking distance of local shops in Winston Crescent and Lidl's. Bus services pass along St. Anthony's Avenue and Eastbourne's town centre with its mainline railway station and comprehensive shopping facilities is approximately two and a half miles distant.

*** CHAIN FREE * PURPOSE BUILT STUDIO APARTMENT * KITCHEN * STUDI ROOM * BATHROOM *
ELECTRIC HEATING * DOUBLE GLAZED WINDOWS * CLOSE TO LOCAL SHOPS AND BUS
SERVICES ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Stairs to all floors.

Third Floor

Private front door opening to:

Entrance Hall

Studio Room

16'2 x 13'10 max (4.93m x 4.22m max)

Electric radiator, double glazed window to front.

Kitchen

9'4 x 5'8 (2.84m x 1.73m)

Range of wall and base units, stainless steel sink, electric oven with electric four ring hob and extractor over, space for fridge freezer, space and plumbing for washing machine, built-in storage cupboard housing hot water tank, window to front.

Bathroom

Low level wc, wash basin, bath with electric shower unit over, part tiled walls, electrically heated towel rail, extractor fan.

N.B

Length of lease 999 years from 12th April 2007

Maintenance charge of £537.51 29th September 2024 to 24th March 2025 paid 6 monthly.

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

COUNCIL TAX BAND:

Council Tax Band - 'A' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE

CHECKER:

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

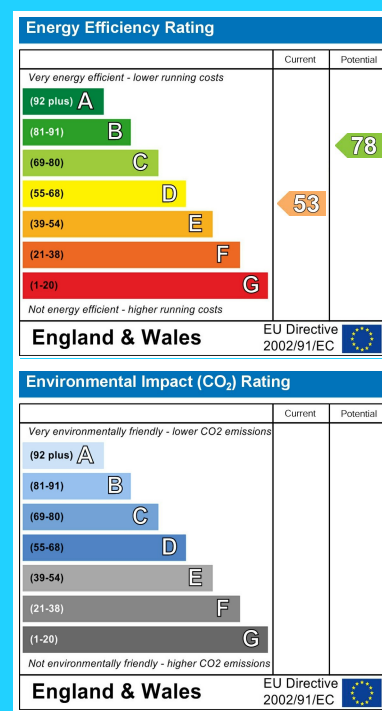
www.checker.ofcom.org.uk

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 ENGLEY.



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