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Taylor Engley



Flat 18, Gables Court 44 - 46 St. Leonards Road, Upperton, Eastbourne, East Sussex, BN21 3QS

Chain Free £85,000 Leasehold

An opportunity has arisen to purchase this well presented ONE BEDROOMED FIRST FLOOR APARTMENT in this favoured Upperton location. The property offer electric night storage heating, sealed unit double glazing and spacious living room, double bedroom, shower room/wc. Onsite communal facilities include a residents lounge, laundry room, guest bedroom (at an additional nightly charge), communal gardens and a residents parking area, on a first come first served basis. The property is offered to the market Chain Free and an internal viewing is highly recommended.



Gables Court occupies a convenient location within the favoured Upperton area of Eastbourne and is ideally located for Eastbourne's town centre amenities offering a comprehensive range of shopping facilities and mainline railway station.

*** COMMUNAL ENTRANCE HALL * FIRST FLOOR LANDING * HALLWAY * LIVING ROOM * FITTED KITCHEN WITH INTEGRATED OVEN AND HOB * SPACIOUS SHOWER ROOM/WC * COMMUNAL RESIDENTS FACILITIES * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

COMMUNAL FRONT DOOR

With security entry phone system to

COMMUNAL ENTRANCE HALL

House managers office, access to residents lounge, laundry room and refuse room.

Front door to:

FIRST FLOOR

Front door to:

HALL

With security entry phone, airing cupboard housing PulsaCoil Gledhill hot water cylinder, consumer unit, electric meter. Lifeline monitor

LIVING ROOM

23'5 x 10'7 (7.14m x 3.23m)

With upvc windows to front, Creda night storage heater, telephone and television sockets, lifeline cord, double casement doors to:

KITCHEN

8'7 x 7'7 (2.62m x 2.31m)

Irregularly shaped with a range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit chrome fittings, part tiled walls in complimentary tiling. Four burner New World electric hob with extractor above, Electrolux oven with cupboard below, space for fridge freezer, lifeline cord, upvc windows to front.

BEDROOM

13'8 x 9'2 (4.17m x 2.79m)

With upvc window to front, Creda night storage heater, built in mirror fronted wardrobes,

SHOWER ROOM/WC

6'9 x 6'9 (2.06m x 2.06m)

With a double shower cubicle, recently replaced hand wash basin and low level wc , tiled walls in

complimentary tiling Creda wall mounted fan heater with extractor above.

COMMUNAL FACILITIES

There is an on-site residents lounge and laundry room. There is also a guest room available at an additional nightly charge.

N.B

Term of lease is 125 years from 1st October 1999.

Minimum age requirement is 60 years of age.

Maintenance charges are currently £1219.62 per half year. Ground rent £688.94 per year.

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Tax Band 'B'

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.

OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

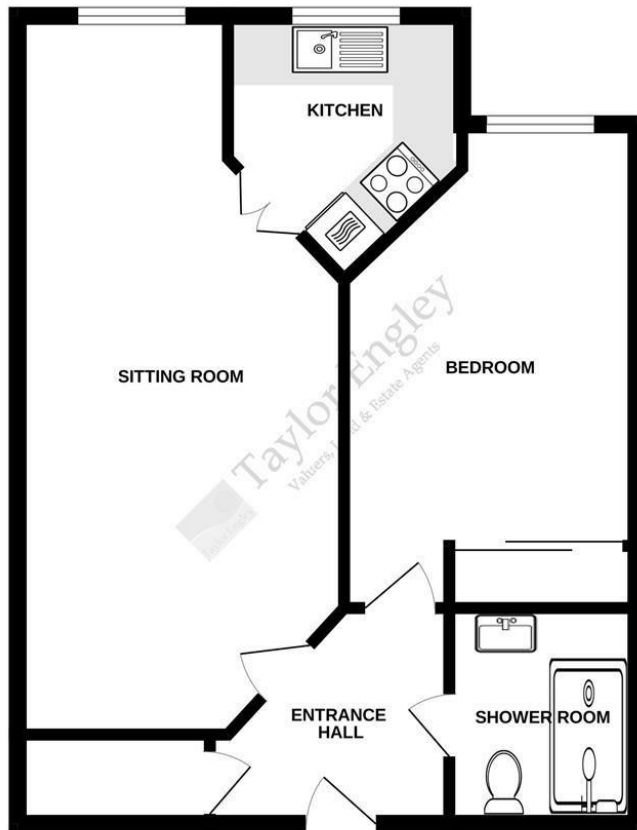
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



FIRST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(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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