

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

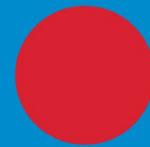
Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



15 Monserrat Villas St. Kitts Drive, Eastbourne, East Sussex, BN23 5TN
£1,400 PCM

Available now is this splendid 125 sqm, three-bedroom duplex penthouse with wonderful views over the tranquil fountains and the sea, this property is a true gem for those seeking a serene lifestyle by the coast. The spacious layout features three well-appointed bedrooms, including a master suite complete with an en-suite shower room, ensuring privacy and convenience for the occupants. The additional bathroom serves the other two bedrooms, making it ideal for families or guests. This property comes with a designated parking space. Unfurnished. Council Tax Band E. EPC B.



Entrance Hall

Wooden flooring, entry phone, radiator, understairs cupboard

Kitchen

12'5" x 12'1" (3.8 x 3.7)

Kitchen units, integrated fridge freezer and dishwasher, space and plumbing for washing machine, large gas hob, electric oven and separate grill, radiator, window to front, plenty of space to accommodate table and chairs, views of the water feature and out to the sea.

Bathroom

8'3" x 6'5" (2.54 x 1.97)

Bath with shower over, tiled walls, WC, basin with large storage drawers, radiator

Lounge Diner

18'8" x 12'5" (5.7 x 3.8)

Window to side, radiators, wooden flooring, door leading to balcony

Balcony

Central views over the water feature and the sea

Bedroom Three

13'9" x 11'9" (4.2 x 3.6)

Window to side, carpet, radiator, built in double wardrobe

Stairs Leading To

Bedroom One

21'7" x 11'11" (6.6 x 3.65)

Window to side, carpet, 3 x double wardrobes, radiator, distant views of the downs

En-Suite

8'11" x 7'8" (2.72 x 2.35)

Double shower, tiled walls, radiator, WC, basin with large storage drawers

Bedroom Two

13'3" x 11'6" (4.05 x 3.53)

Window to front, radiator, carpet, double wardrobe, views over fountains and the sea

Cupboard

Situated on landing, shelving, boiler

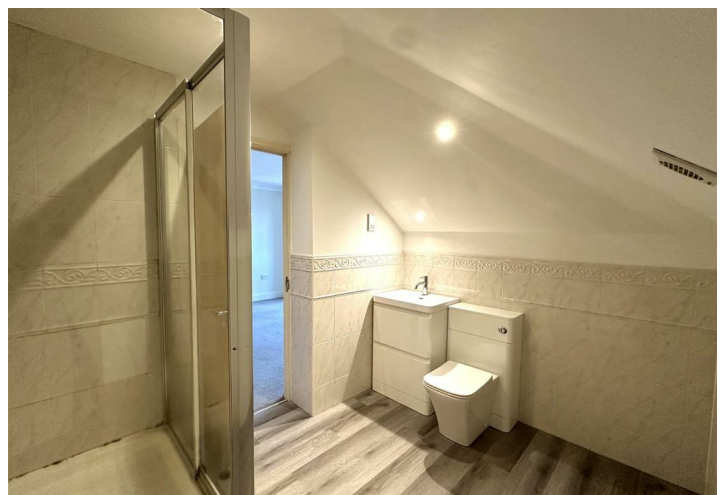
ENERGY EFFICIENCY RATING

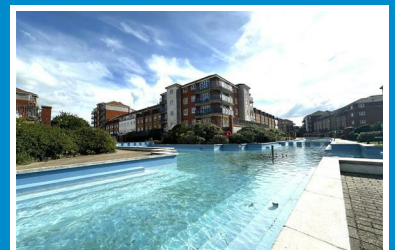
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

FOR CLARIFICATION

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.

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.





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

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