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Taylor Engley



Flat 23, Devonshire Mansions, 54 Grand Parade, Eastbourne, East Sussex, BN21 4DG
Asking Price £450,000 Leasehold

ENJOYING FABULOUS SEA VIEWS - A WELL APPOINTED FOURTH FLOOR PURPOSE BUILT APARTMENT, occupying a prime location adjacent to Eastbourne's seafront. The apartment forms part of the desirable Devonshire Mansions development and features coastal views from all the principle rooms. There is also a seafront balcony with sea views and views towards the Wish Tower. Devonshire Mansions was constructed by Berkeley Homes and enjoys a high level of security with video entry system and key pass entry system to communal front door and also security gates opening to the under block communal parking area.



The apartment is offered with the benefit of electric underfloor heating with individual thermostatic controls and has double glazed windows. Features include a fitted kitchen with integrated appliances, en-suite bathroom, separate shower room and allocated car parking space within secure communal underblock parking area. The block is also served by a passenger lift. Devonshire Mansions occupies a convenient location being situated opposite the Wish Tower on Eastbourne's seafront. Eastbourne's theatres are within close proximity whilst Eastbourne's town centre amenities which offer a comprehensive range of shopping facilities and mainline railway station are approximately half a mile distant.

*** PRIME LOCATION ADJACENT TO EASTBOURNE'S SEAFRONT * FABULOUS COASTAL VIEWS * LIVING ROOM OPEN PLAN TO FITTED KITCHEN WITH APPLIANCES * SEAFRONT BALCONY * SPACIOUS PRINCIPLE BEDROOM * EN-SUITE BATHROOM * SEPARATE SHOWER ROOM * ELECTRIC UNDERFLOOR HEATING * ALLOCATED CAR PARKING SPACE WITHIN SECURE UNDERBLOCK COMMUNAL PARKING AREA * DOUBLE GLAZED WINDOWS * HIGH LEVEL OF SECURITY WITH VIDEO ENTRY SYSTEM * SOUGHT AFTER BERKELEY HOMES DEVELOPMENT * PASSENGER LIFT * CONVENIENTLY LOCATED FOR EASTBOURNE'S TOWN CENTRE AND THEATRES * REMAINDER OF 999 YEAR LEASE ***



The accommodation

Comprises:

Communal Entrance Hall

With video entry system, passenger lift or stairs rising to:

Fourth Floor

Private front door opening to:

Entrance Hall

Security video entry system, double built-in utility cupboard having plumbing for washing machine, shelving, cylinder and light, built-in store cupboard.

Living Room Open Plan to Fitted Kitchen

Living Room Area

19'7 x 12'11 (5.97m x 3.94m)
(19'7 max into bay)

Enjoying wonderful views of Eastbourne's seafront and towards the Wish Tower, door to balcony.

Balcony

7'9 max x 4'10 max (2.36m max x 1.47m max)
Enjoying views of the seafront and towards the Wish Tower.

Wide opening from living room area to:

Fitted Kitchen

11'6 max x 7'5 max (3.51m max x 2.26m max)
(Irregular shaped room, maximum measurements provided)
Granite worktops with upstand, inset one and a half bowl sink unit, range of matching base and wall mounted cupboards, wall mounted cupboards with under cupboard lighting. Range of integrated Siemens appliances include: electric oven, electric hob with extractor fan over, microwave, fridge/freezer, dishwasher, tiled flooring, downlighters.

Bedroom 1

22'3 max x 12'9 max (6.78m max x 3.89m max)
(22'3 max into bay reducing to 16'5 to cupboard front x 12'9 max)
Enjoying coastal views and views towards the Wish Tower, full height built-in wardrobe cupboards with sliding doors, door to balcony.

En-Suite Bathroom

Bath with mixer tap and shower attachment and tiled surround, wall mounted wash hand basin, medicine

cabinet with light and shaver point, floating wc with concealed cistern, chrome effect heated towel rail, tiled floor, Dimplex wall mounted electric fan heater, downlighters.

Bedroom 2

11'7 max x 9'4 max (3.53m max x 2.84m max)
(11'7 including depth of cupboard)
Double fitted cupboard with sliding doors, sea view.

Separate Shower Room

Tiled shower cubicle, wash hand basin, floating wc with concealed cistern, shaver point, wall mounted mirror, tiled floor, shaver point, downlighters.

Allocated Underblock Car Parking Space

Number 23 - situated within the secure underblock communal parking area.

NB

Term of lease 999 years from 1 January 2005.

Managing agents Stiles Harold Williams.

Service charge for period 1 January - 31 December 2025
£5,057.35

Ground Rent Charge for period January 2026 - December 2026 £200.00

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

COUNCIL TAX BAND:

Council Tax Band - 'F' 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.

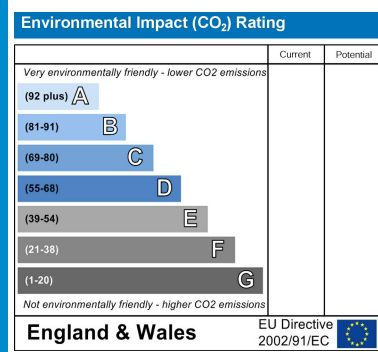
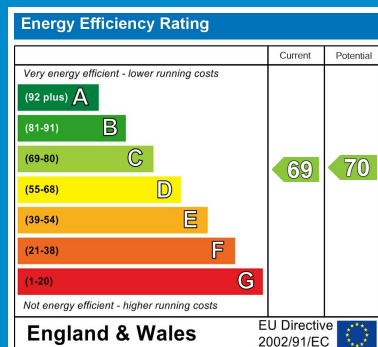
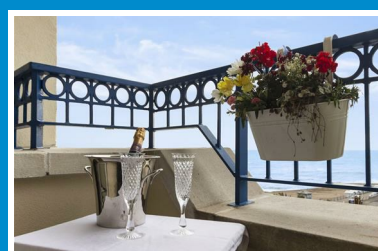
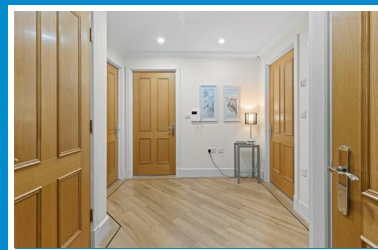
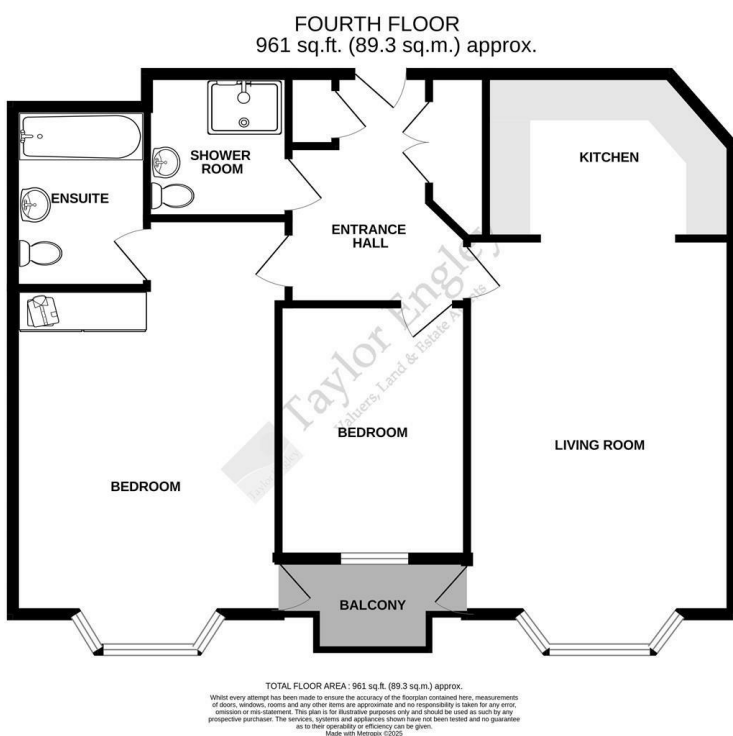
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.









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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