

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



Flat 9, Como House 105 Carlisle Road, Meads, Eastbourne, East Sussex, BN20 7TD
£285,000 Leasehold - Share of Freehold

An excellent opportunity to purchase this WELL PRESENTED TWO DOUBLE BEDROOMED SECOND FLOOR APARTMENT IN THIS SOUGHT AFTER MEADS LOCATION. The property benefits from recently refitted kitchen and bathroom and is considered in excellent decorative order throughout. The property additionally offers gas fired central heating, upvc double glazing, on site garage, attractive communal gardens and a share of the freehold. EPC = C



Como House is situated in the highly sought after Meads district being approximately half a mile from local shops in Meads Village and approximately three quarters of a mile from Meads seafront. Eastbourne town centre amenities which offer a comprehensive range of shopping facilities and a mainline railway station is approximately one and a half miles distant.

COMMUNAL ENTRANCE HALL * SECOND FLOOR LANDING * PRIVATE L SHAPED HALLWAY * LIVING ROOM * REFITTED KITCHEN * TWO DOUBLE BEDROOMS * REFITTED BATHROOM * ON SITE GARAGE * COMMUNAL GARDENS 8 SHARE OF FREEHOLD * VENDOR IS SUITED *



The accommodation

Comprises:

COMMUNAL ENTRANCE HALL

With security entry phone, stairs to all floors

SECOND FLOOR LANDING

With private door to:

PRIVATE L SHAPED ENTRANCE HALL

With security entry phone, radiator, telephone, hatch to loft space

LIVING ROOM

18'4 x 16'0 (5.59m x 4.88m)

Being dual aspect windows to rear and side with far reaching views over Eastbourne, television aerial point, two radiators, dining area, sliding patio upvc doors to:

SOUTHERLY BALCONY

With far reaching views over adjacent parkland to the South Downs beyond

REFITTED KITCHEN

15'7 x 7'10 (4.75m x 2.39m)

Recently refitted with a coloured suite comprising matching eye and base level units with complimentary quartz granite worktop surfaces over with inset one and a half bowl single drainer sink unit with chrome mixer taps. Inset four burner Bosch four ring electric induction ceramic hob with extractor above and Bosch oven below. Integrated washing machine and fridge freezer. wall mounted concealed Alpha combination boiler for the provision of gas fired central heating and domestic hot water. Additional illuminated eye level units

BEDROOM ONE

11'8 x 11'8 (3.56m x 3.56m)

With upvc windows to side enjoying wonderful westerly views over adjacent parkland to the South Downs beyond, wardrobe cupboards, radiator

BEDROOM TWO

11'8 x 6'8 (3.56m x 2.03m)

With upvc windows to side enjoying wonderful westerly views over adjacent parkland to the South Downs beyond, wardrobe, radiator

BATHROOM/WC

Recently refitted with a contemporary white suite comprising panelled bath with chrome grippers and glazed shower screen , vanity hand wash basin with chrome monobloc mixers, dual flush low level wc, half tiled walls mirrored vanity unit, radiator, vinyl flooring.

SHOWER ROOM/WC

Recently refitted with a contemporary white suite with walk in double shower cubicle, thermostatic shower unit over, dual flush wc, vanity hand wash basin with monobloc mixers and tiled splashback, extractor, chrome heated towel rail.

ON SITE GARAGE

18'10 x 8'4 (5.74m x 2.54m)

Situated to the rear of the block with electric roller shutter door, power and light, resin flooring.

COMMUNAL GARDENS

Attractive well maintained gardens surround the property with visitors parking to the rear of the building

N.B.

We have been advised by the present owner that the term of lease is 999 years from 25th December 1999 (972 years remaining) with current service charges being £2,491.55 per annum which includes clean and waste water provision, managing agents are Sensible Property Management.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - Eastbourne Borough Council Tax Band 'D'

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.

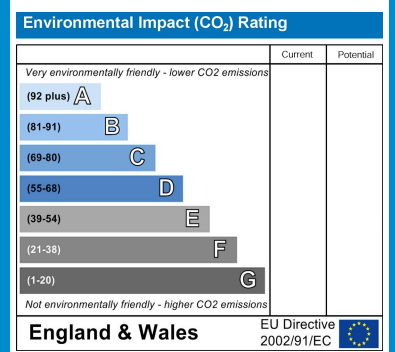
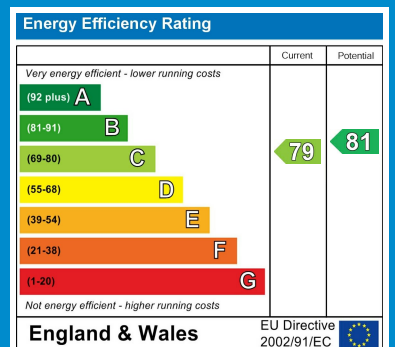
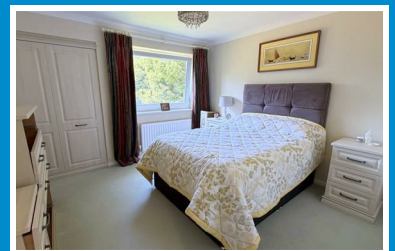
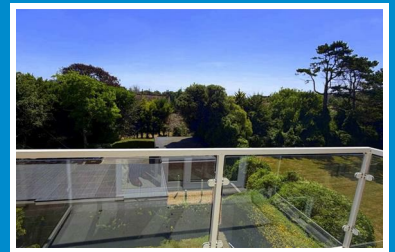
OPENING HOURS

We are open:-

8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays





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.