

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

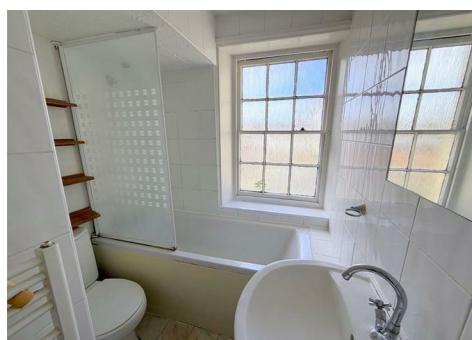
**eastbourne@taylor-engley.co.uk**

**www.taylor-engley.co.uk**

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**Taylor Engley**



**Flat 3, Blackwater Court 1a Cornfield Terrace, Eastbourne, East Sussex, BN21 4NN**  
**Chain Free £129,950 Leasehold**

**An opportunity has arisen to purchase this WELL PRESENTED SECOND FLOOR APARTMENT, IN THIS FAVOURED LOWER MEADS LOCATION. The property offers gas fired central heating, dual aspect living room with views towards Devonshire Park Tennis complex, extended lease, the roof of the building was replaced in 2025 and the apartment is being sold chain free. The property is conveniently located to nearby shops in Cornfield Terrace whilst Eastbourne town centre with its comprehensive shopping facilities, theatres, seafront and mainline railway station is within quarter mile distance.**



**The property is ideally situated to the west of Eastbourne's town centre. It is located opposite Devonshire Park tennis centre and close to the Eastbourne theatres. Shopping facilities and mainline railway station is situated within Eastbourne's town centre.**

**COMMUNAL ENTRNCE HALL \* SECOND FLOOR LANDING \* HALLWAY \* LIVING ROOM \* KITCHEN \* BEDROOM \* BATHROOM/WC \* GAS FIRE CENTRAL HEATING \* EXTENDED LEASE \* LOW OUTGOINGS \* CHAIN FREE \***



## The accommodation

Comprises:

### COMMUNAL ENTRANCE HALL

Stairs to all floors (three floors)

### SECOND FLOOR LANDING

Private front door opening to:

### HALLWAY

Entrance hall, with security entry phone receiver.

### LIVING ROOM

10' 8 x 8'6 (3.05m x 2.44m x 2.59m )

With dual aspect Georgian bar sash windows to side and rear, double radiator, south-westerly views towards the Devonshire Park Tennis complex, two wall light points.

### KITCHEN

11'9 x 9'0 (3.58m x 2.74m )

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer stainless steel sink unit with mixer taps, built-in electric oven with four burner electric hob above, plumbing and space for washing machine and fridge freezer. Wall mounted Baxi gas boiler for the provision of gas fired central heating and domestic hot water with adjacent wall mounted controller, radiator, sash windows to rear.

### BEDROOM

10'5 x 9'10 (3.18m x 3.00m )

With sash windows to side, built in range of double wardrobes, double radiator.

### BATHROOM/WC

6'9 max x 6'0 (2.06m max x 1.83m )

With a white suite comprising panelled bath with mixer taps and shower attachment over, low level wc, pedestal hand wash basin with chrome mixer taps, heated towel rail, sash obscure window to side.

## N.B

Vendor advises that the current service charge is £2306.00 per annum

There is currently 149 years remaining on a 188 year lease

The Managing agents are Sensible Property Management (Eastbourne) Ltd

## COUNCIL TAX BAND:

Council Tax Band - 'A' - Eastbourne Borough Council.

## BROADBAND AND MOBILE PHONE CHECKER:

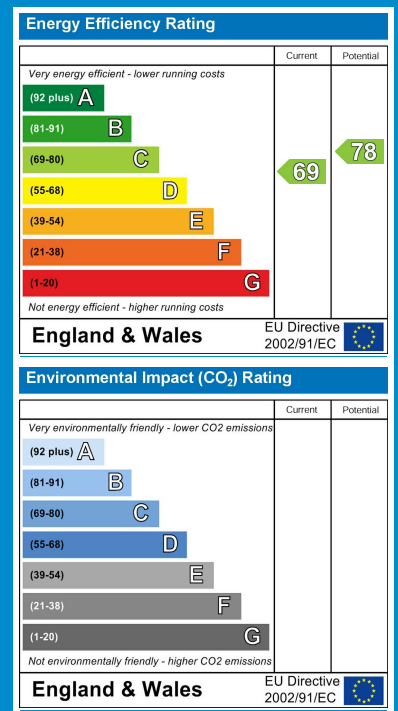
For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://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.





**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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