

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**Flat 1, 22 Lushington Road, Eastbourne, BN21 4LL**

**Price £260,000 Leasehold - Share of Freehold**

**Taylor Engley are pleased to bring to the market, this well presented TWO BEDROOM GROUND FLOOR FLAT, WITH PRIVATE GARDENS TO FRONT AND REAR. The property is situated in a sought after central location, being within walking distance to the town centre amenities, railway station and seafront. \* SHARE OF FREEHOLD \* EPC = D**





**\* COMMUNAL ENTRANCE HALL \* SITTING ROOM \* KITCHEN \* TWO BEDROOMS \* SHOWER ROOM \* PRIVATE GARDENS TO FRONT AND REAR \***





## COMMUNAL ENTRANCE HALL

Door to:

## ENTRANCE HALL

Parquet flooring, radiator.

## SITTING ROOM

17'5 into bay x 13'3 (5.31m into bay x 4.04m)

Parquet flooring, secondary glazed bay window to front with fitted blinds, radiator, shelving.

## KITCHEN

9'3 x 9'1 max (2.82m x 2.77m max)

Fitted with a range of wooden fronted cupboards and drawers, space and plumbing for washing machine, built-in electric oven and gas hob with extractor hood over, double glazed window overlooking the rear garden, pantry cupboard housing the boiler, recessed area offering space for a fridge freezer, door to the rear garden. There was space and plumbing for an integral slimline dishwasher, however the current vendor has removed this and shelved the cupboard, as it was not used, but you could refit one if required.

## BEDROOM ONE

12'8 x 9'7 (3.86m x 2.92m)

Radiator, window overlooking the rear garden with fitted blinds, built-in wardrobe cupboard with additional storage above.

## BEDROOM TWO

11'6 x 8'10 max (3.51m x 2.69m max)

Parquet flooring, radiator, double glazed window overlooking the garden.

## SHOWER ROOM

White suite comprising wc, washbasin with cupboards below, corner shower cubicle, secondary glazed window, heated towel rail, shelved cupboard with further storage above.

## GARDENS

Outside storage cupboard, outside tap, raised well stocked borders, gate to rear access.

## PLEASE NOTE:

The property comes with a 999 year lease from the 23rd of August 1982 and is offered with a share of the freehold. Flat 1 is responsible for 1/3 of the total expenses, to include communal electricity, communal window cleaning, building insurance and maintenance. The current charge is in the region of £550 per annum.

(All details concerning the terms of the lease and outgoings are to be verified).

## 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)

## COUNCIL TAX BAND:

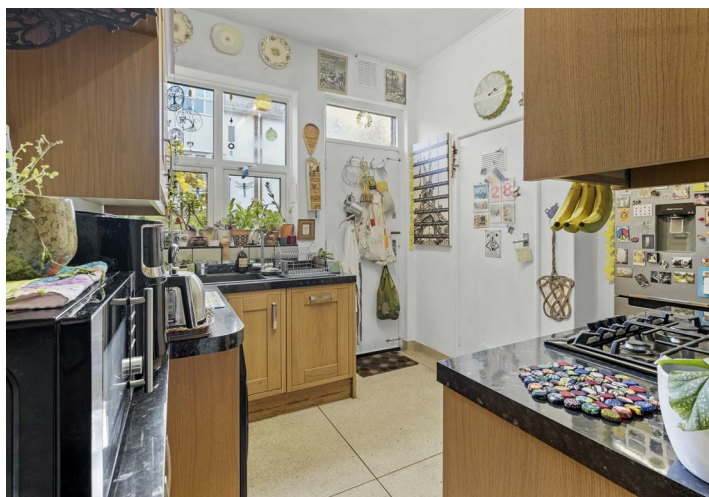
Council Tax Band B.

## 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.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.



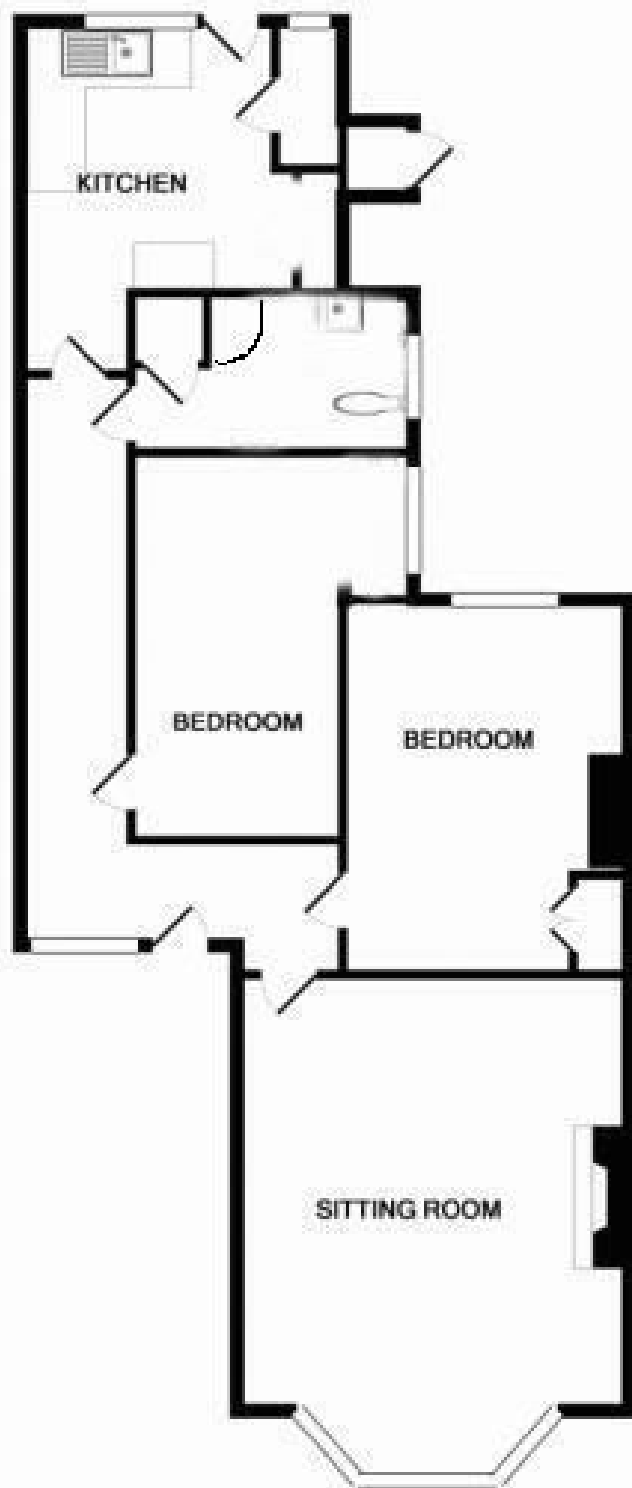












| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       | 68      | 74                      |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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