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Taylor Engley



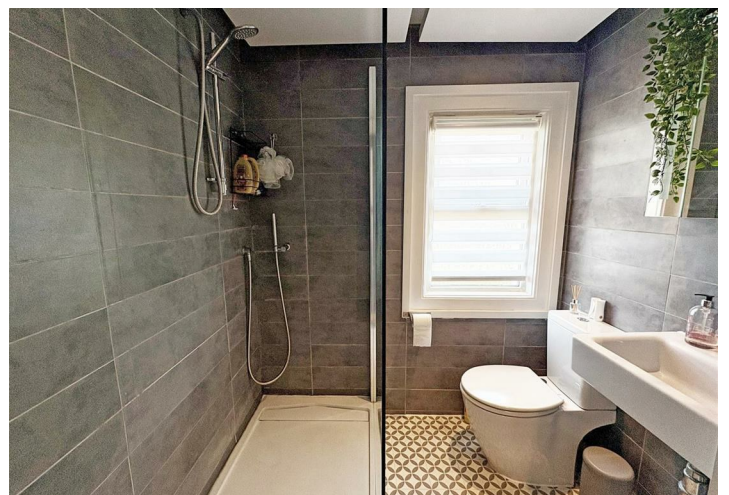
Flat 6, Helensgate 34, Upper Avenue, Eastbourne, East Sussex, BN21 3XL

Price £170,000 Leasehold

Taylor Engley are pleased to bring to the market this CHAIN FREE spacious ONE BEDROOM FIRST FLOOR FLAT located in a convenient position, being within walking distance to the town centre and railway station. The property features a spacious open plan living room and kitchen, a modern fitted shower room, secluded communal gardens and communal parking. EPC = C



*** COMMUNAL ENTRANCE HALL * HALLWAY * OPENPLAN LIVING ROOM/KITCHEN * SHOWER ROOM * DOUBLE BEDROOM * COMMUNAL PARKING & GARDEN ***



COMMUNAL ENTRANCE HALL

Stairs to first floor landing. Door to:

ENTRANCE HALL

Built-in storage cupboard.

OPEN PLAN LIVING ROOM AND KITCHEN

19'9 max into bay x 15'2" (6.02m max into bay x 4.62m)

LOUNGE AREA

Double glazed box bay window with pleasant outlook to rear, two radiators.

KITCHEN AREA

Fitted with a range of white fronted cupboards and drawers, built-in eye level oven and grill, built-in gas hob, space for fridge, sink unit, worksurfaces, integral washing machine, double glazed windows with outlook to side.

DOUBLE BEDROOM

10'10" x 9'9" (3.30m x 2.97m)

Radiator, double glazed window with outlook to front.

SHOWER ROOM

Modern suite with large walk-in shower, low level wc, washbasin, heated towel rail, double glazed window to side.

PLEASE NOTE:

The lease is 189 years from the 29th of September 1986. The quarterly service charge for the period 25/03/26 - 23/06/26 is £366.68 and the current ground rent is £50 every six months.

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

COMMUNAL GARDEN & PARKING

Parking area to the front of the building and attractive garden to rear.

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 A.

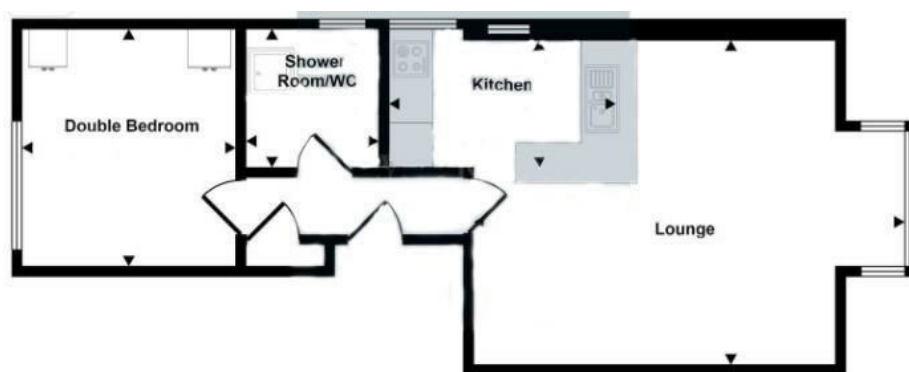
FOR CLARIFICATION:

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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.

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.