

Valuers, Land & Estate Agents

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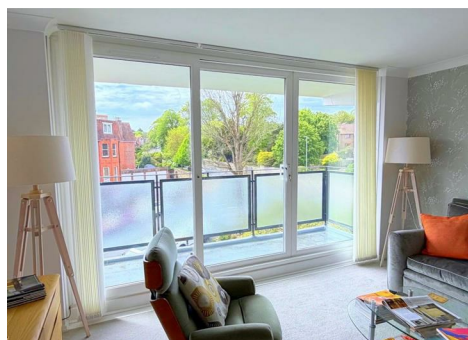
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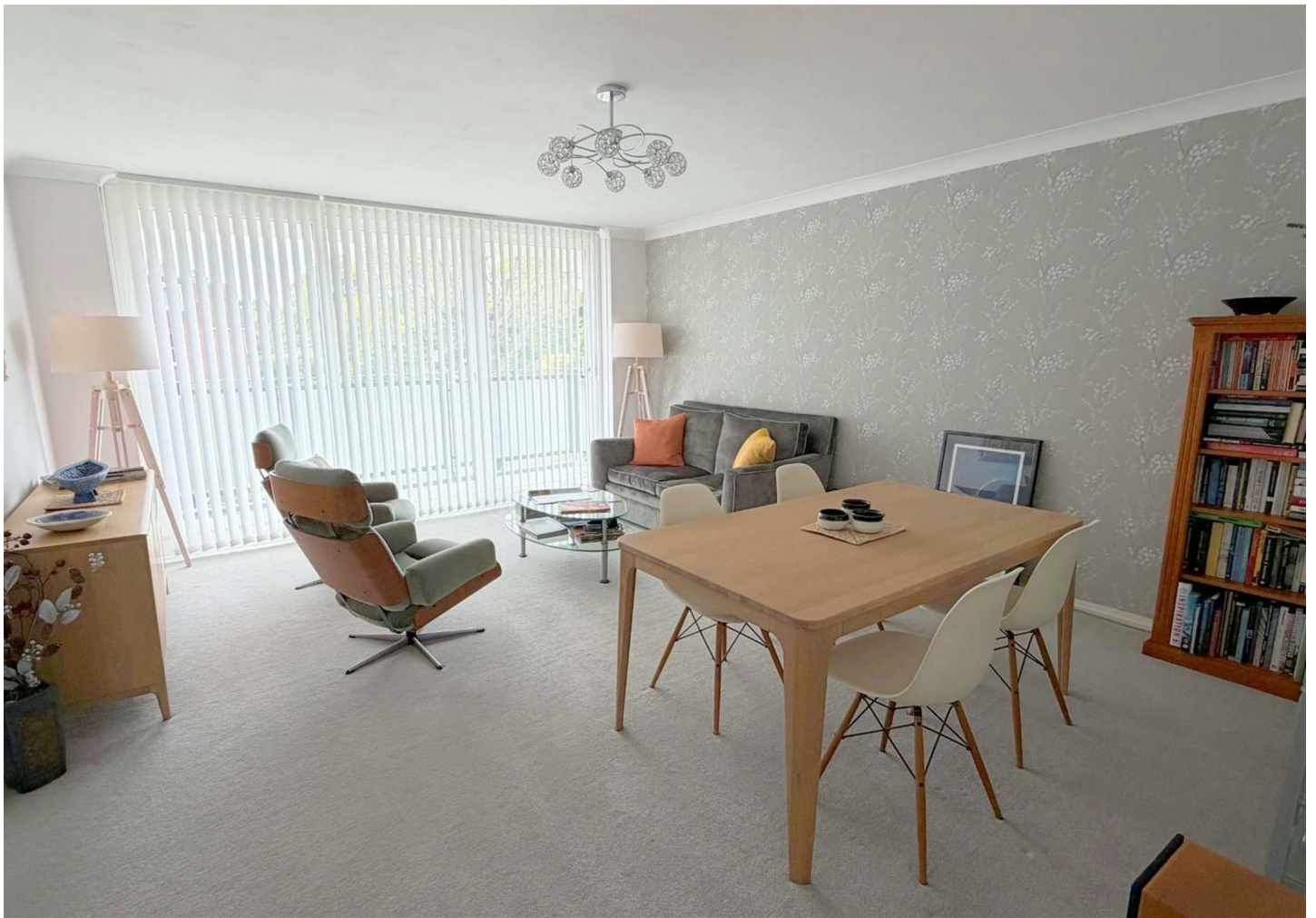
Taylor Engley



8 Fulbourne House, Blackwater Road, Eastbourne, East Sussex, BN20 7DN

Guide Price £329,950 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this **WELL PRESENTED THREE DOUBLE BEDROOMED THIRD FLOOR PURPOSE BUILT APARTMENT**, situated in this favoured Meads area of Eastbourne. This particularly spacious apartment has accommodation consisting of a living room, balcony with southerly aspect, a modern fitted kitchen, modern shower room/wc with an additional wc and three double bedrooms. The property also has the benefit of upvc double glazing, gas fired central heating and a garage in block to the rear. The building is considered to be well maintained and the apartment is offered to the market with a share of the Freehold. An internal inspection is highly recommended.



Fulbourne House is located in the favoured Meads area of Easbourne and is approximately half a mile distant from Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station. The Saffrons Sports Ground, Royal Eastbourne Golf course and South Downs National Park are all easily accessible from this Meads location. Local shopping facilities are available in nearby Meads Street whilst Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is situated approximately one mile distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO THIRD FLOOR LANDING * PRIVATE ENTRANCE HALL * SPACIOUS LIVING ROOM * SOUTHERLY BALCONY * MODERN FITTED KITCHEN * MODERN FITTED SHOWER ROOM/WC * ADDITIONAL WC * THREE DOUBLE BEDROOMS * GARAGE IN BLOCK ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Lift and stairs rising to:

Third Floor Landing

Private front door to:

Private Entrance Hall

Entry phone system, radiator, storage cupboard, window to side, door to:

Living Room

18'0 x 14'3 (5.49m x 4.34m)

With Upvc sliding doors with access to balcony with adjacent windows to side, television aerial point with ethernet access, radiator, wall and ceiling light, telephone point, coved ceiling, sliding door to:

Balcony

15' x 4'5 (4.57m x 1.35m)

Enjoying a southerly aspect towards the front of the building.

Kitchen

10'3" x 7'1" (3.12m x 2.16m)

A modern selection of eye and base level units with complimentary rolled edge worktop surface, one and a half bowl stainless steel Franke sink unit with mixer tap, integrated electric oven with four burner halogen hob and extractor fan over, further integrated appliances include washer/dryer, dishwasher and fridge freezer, wall mounted Baxi combination boiler for the provision of gas fired central heating and domestic hot water, radiator, window to side.

Shower Room

7'4 x 6'0 (2.24m x 1.83m)

Modern white suite comprising double shower cubicle with glass shower screen, low level wc, wash hand basin, vanity unit, wall mirror with lighting, heated towel rail, obscure upvc window to side, fully tiled walls in complimentary tiling.

Additional Wc

Low level wc, contemporary wash hand basin with cupboard under, part tiled walls, obscure upvc window to side.

Master bedroom

13'11 x 13'3 (4.24m x 4.04m)

With upvc windows to side, radiator, television point, ethernet socket, coved ceiling.

Bedroom 2

13'6 x 9'9 (4.11m x 2.97m)

With upvc windows to side, radiator, television point, ethernet socket, coved ceiling.

Bedroom 3

9'11 x 9'0 (3.02m x 2.74m)

(Currently used as a study) With upvc windows to side, radiator, television point, ethernet socket, coved ceiling.

Outside

There is residents and visitor only parking.

Garage

Situated to the rear of the building - being the middle garage of the seven in a row - having up and over door, power and light, additional storage cupboard situated at the back of the garage.

N.B

The property has the remainder of a 999 year lease, 975 years 25th March 2002

The current service charge is £285.00 per calendar month which includes water and sewerage charges and additional reserve fund payment.

We are informed by the present owner that managing agents are Wildheart Residential Management Limited It should be noted that pets are not permitted

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

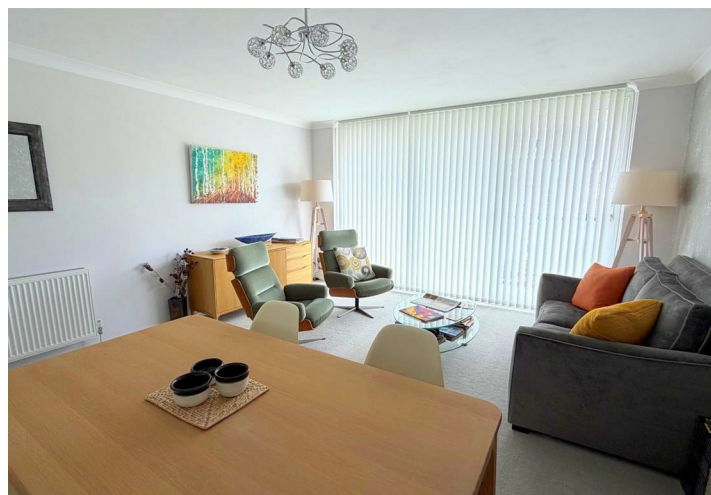
www.checker.ofcom.org.uk

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.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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		79	81
(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.