

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 12, Ringwood Court Seaside, Eastbourne, BN22 7RB
Offers In Excess Of £150,000 Leasehold

*** CHAIN FREE * A well presented two bedroom second floor flat benefitting from a modern fitted kitchen and shower room and a balcony enjoying far reaching views to the South Downs. Gas fired central heating and sealed unit double glazing. EPC = D**



The property is conveniently located being within easy access to local shops, amenities and bus services. Eastbourne's town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately one and a half miles distant.

*** ENTRANCE HALL * LIVING ROOM * MODERN FITTED KITCHEN * TWO DOUBLE BEDROOMS * MODERN FITTED SHOWER ROOM * BALCONY ***



FRONT DOOR TO:

Communal entrance hall, lift or stairs to the second floor, door to:

ENTRANCE HALL

Double glazed window, radiator, entry phone system.

LIVING ROOM

14'2 x 11' (4.27m'0.61m x 3.35m')

Double aspect room with double glazed windows to side and rear enjoying far reaching views across to the South Downs. Radiator.

KITCHEN

10'4 x 7'11 (3.05m'1.22m x 2.13m'3.35m)

Fitted with a modern range of built-in cupboards and drawers, space for washing machine and fridge, built-in electric oven and hob, with extractor hood over, worksurfaces, sink unit, double glazed windows to side, radiator, cupboard housing Alpha gas boiler.

BEDROOM ONE

12'10 x 11'8 (3.66m'3.05m x 3.35m'2.44m)

Double glazed window to rear, radiator, door to:

BALCONY

Far reaching views to the South Downs.

BEDROOM TWO

11'9 x 8'5 (3.35m'2.74m x 2.44m'1.52m)

Double glazed window to rear, radiator.

SHOWER ROOM

Modern suite comprising large shower cubicle, wc, washbasin with drawers below, heated towel rail, two double glazed windows, wall mounted cupboard.

PLEASE NOTE

We have been advised from the vendor of the following:

Term of lease is 99 years from 31st May 2019.

Current service charge 29.09.25 - 24.12.25 quarterly in advance is £785.66.

Ground rent is £333.56 per annum.

The managing agents are Stiles Harold Williams.

(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

COUNCIL TAX BAND:

Council Tax Band A.

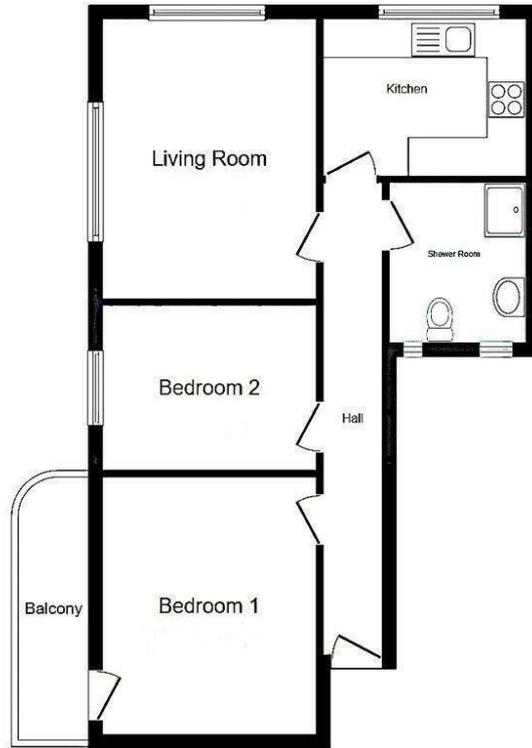
FOR CLARIFICATION:

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 ENGLEBY.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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