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est. 1978
Taylor Engley









<u>Flat 47, High View Court Silverdale Road, Eastbourne, East Sussex, BN20 7AQ</u>
<u>Asking Price £95,000 Leasehold</u>

An opportunity arises to acquire this THIRD FLOOR STUDIO APARTMENT, located in the highly sought after Lower Meads area of Eastbourne. The block is served by a passenger lift and the apartment benefits from gas fired central heating, double glazing and has an allocated car parking space. The property is offered to the market, chain free. EPC=D.



High View Court is located in the favoured Lower Meads area of Eastbourne being approximately three quarters of a mile distant from Eastbourne's town centre which provides a comprehensive range of shopping facilities and mainline railway station. Local shops can also be found in the Little Chelsea area which is approximately half a mile distant. Eastbourne's seafront and theatres are also within walking distance,

*** FAVOURED LOWER MEADS AREA * STUDIO ROOM * KITCHEN * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * ALLOCATED CAR PARKING SPACE * BLOCK SERVED BY PASSENGER LIFT * CHAIN FREE ***





The accommodation
Comprises:

Steps rising from road level to communal front door open to communal entrance hall with passenger lift or stairs rising to the third floor level, lift access is also available from the under croft residents parking area.

Front door opening to:

Hall
Security entry phone, built-in cupboard housing electric meter and shelving, wall mounted cupboard, built in store/cloaks cupboard.

Studio Room
19'10 max x 12'10 max (6.05m max x 3.91m max) (12'10 max reducing to 7'9)
Spacious studio room over looking the communal gardens, two radiators, built-in wardrobe cupboard, door to:

Kitchen
9'2 max x 7'1 max (2.79m max x 2.16m max) (maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset singe drainer sink unit, Baxi gas fired boiler, space for slot in cooker, outlook to rear over communal gardens.

Bathroom
Bath, pedestal wash hand basin, low level wc, part tiled walls, built in cupboard, housing water tank.

Allocated Car Parking Space
Bay number 47 located in the communal under croft area of the building which is approached via an electronically operated gate, lift access is available from this level.

NB
We are informed of the following.

Term of lease 999 years from 29 September 1976.

Service Charge for the current year is £2,599.99.

Ground rent Peppercorn.

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

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

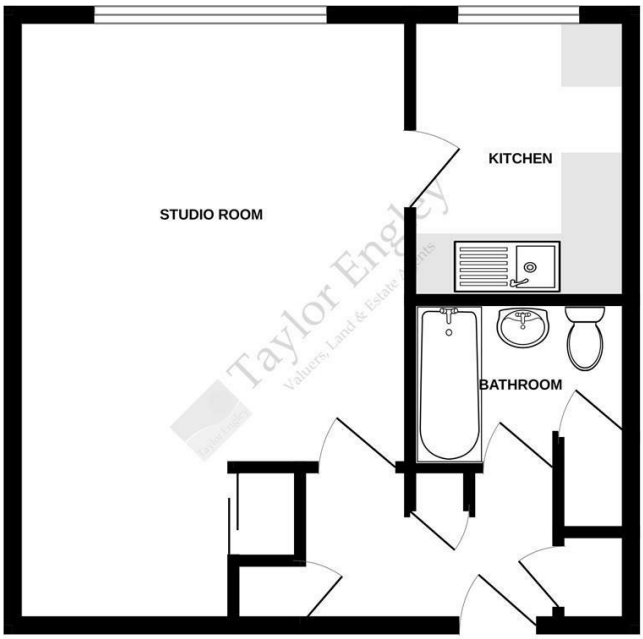
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



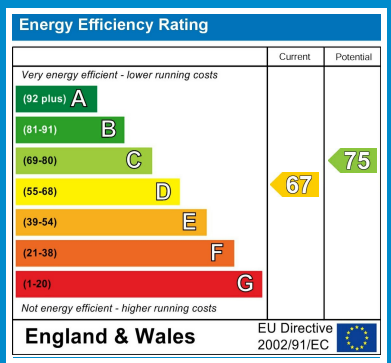


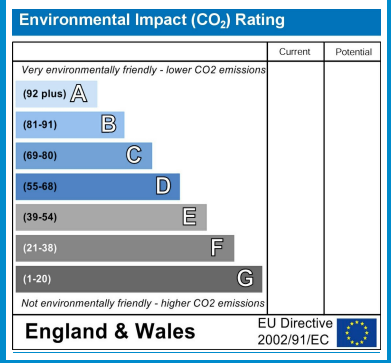
SECOND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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