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est. 1978



Taylor Engley



2 Old Motcombe Mews, Eastbourne, East Sussex, BN21 1QF

Asking Price £295,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this **CHARMING GRADE II LISTED MEWS STYLE HOME**, forming part of the highly desirable Old Motcombe Mews Development. Being tucked well back from the road, the property enjoys a delightful communal garden setting in one of Eastbourne most sought-after residential areas. The property features an open plan living room and kitchen, two first floor bedrooms an allocated car parking bay and use of attractive communal gardens. EPC=C.



The property is situated in the highly desirable Old Town area of Eastbourne with the charming Motcombe Village just a short walk away. Motcombe gardens is situated adjacent to Old Motcombe Mews and bus services also service the local area. The local area also has a Waitrose Store and the picturesque Gildredge Park. Eastbourne's town centre is approximately one Mile distant.

*** CHARMING GRADE II LISTED MEWS STYLE HOME * HIGHLY SOUGHT-AFTER OLD TOWN AREA * CLOSE TO MOTCOMBE VILLAGE * DELIGHTFUL COMMUNAL GARDEN SETTING * LIVING ROOM OPEN PLAN TO KITCHEN * CLOAKROOM * TWO BEDROOMS * ALLOCATED CAR PARKING BAY * SET BACK FROM THE ROAD * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Vestibule

Cloakroom

Low level wc, wash hand basin set into cabinet, cupboard housing gas meter.

Hall

Radiator, built-in storage cupboard, understairs cupboard, door to:

Living Room Open Plan to Kitchen

19'8 max x 14'7 max (5.99m max x 4.45m max)
(Maximum measurements include depth of fitted units)
Mock fireplace, radiator, outlook to front towards the attractive communal gardens.

Kitchen Area

Range of base and wall mounted cupboards, worktop with tiled splash back and inset deep glazed sink, under counter electric oven, four burner gas hob with extractor fan over, fridge/freezer, dishwasher.

Stairs rising from entrance hall to:

First Floor Landing

Velux window, built-in cupboard housing Worcester gas fired boiler, plumbing for washing machine and cylinder, loft hatch to roof space.

Bedroom 1

14'8 max x 9'11 (4.47m max x 3.02m)
(14'8 max including depth of shelving x 9'11 widening to 10'11 max)
Fitted shelving, radiator, outlook to front.

Bedroom 2

12'2 max x 9'8 max (3.71m max x 2.95m max)
Double and single built-in wardrobe cupboards, radiator, Velux window to rear.

Bathroom

Shaped bath with mixer tap and shower attachment

and shower screen, pedestal wash hand basin, chrome effect heated towel rail, part tiled walls, Velux window to front.

Allocated Car Parking Bay

Space 'E' Approach from Parsonage Road.

Communal Gardens

Attractive communal gardens with established shrubs, lawned area's and seating areas.

NB

As at July 2026 we are informed of the following,

Term of lease 999 years from 25 March 1978

To include a share in the management company Motcombe Mews (Eastbourne) Ltd.

Service Charge £250 per quarter.

Ground Rent £20 per annum.

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

COUNCIL TAX BAND:

Council Tax Band -'D' 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:

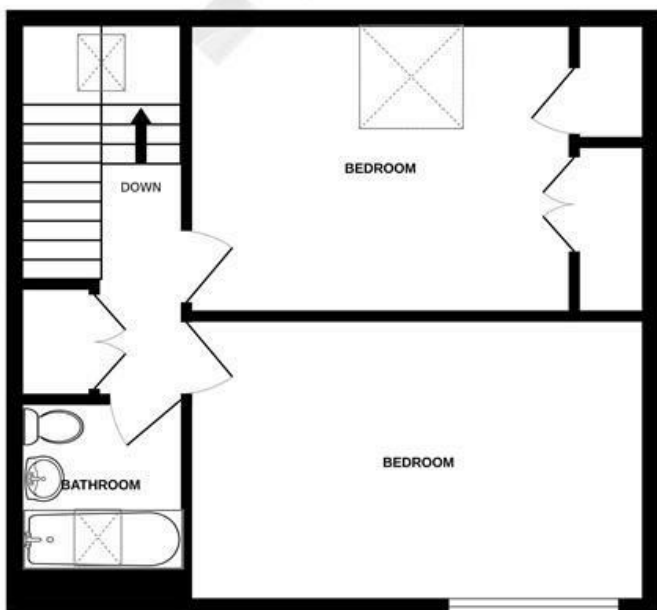
All appointments are to be made through TAYLOR ENGLE.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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.