

Valuers, Land & Estate Agents

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est. 1978

Taylor Engley



Flat 33, Haystoun House 76, Church Street, Willingdon, Eastbourne, East Sussex, BN22 0HX
Offers In Excess Of £100,000 Leasehold

Taylor Engley are delighted to bring to the market this **SECOND FLOOR STUDIO APARTMENT** in the desirable Haystoun House development, set within beautifully maintained landscaped gardens, situated just off Church Street in Willingdon. The property is considered to be in good decorative order and enjoys **STUNNING FAR REACHING VIEWS OVER EASTBOURNE TO THE SEA AND TO THE SOUTH DOWNS**. EPC = C



Eastbourne town centre with its mainline railway station, comprehensive shopping facilities, theatres and seafront is approximately three and a half miles distant. Mainline railway stations can also be found at Hampden Park and at Polegate.

*** ENTRANCE HALL * STUDIO ROOM * KITCHEN * BATHROOM ***



Communal front door opening to:

Communal Entrance Hall

Stairs rising to:

Second Floor

Private front door opening to:

Entrance Hall

Airing cupboard housing the hot water cylinder, built-in cupboard housing Worcester gas boiler.

Bathroom

Suite comprising low level wc, washbasin, bath with mixer tap and shower attachment, extractor fan.

Studio Room

15'7 x 12'11 (4.75m x 3.94m)

Range of built-in cupboards, radiator, Sash window enjoying far reaching views towards the sea.

Kitchen

8'10 x 3'11 (2.69m x 1.19m)

Space for fridge, built-in cupboard, integrated washing machine, electric oven and hob, fitted shelving, work surface with inset sink, sash window with Downland views.

N.B

Lease 125 years from 25.12.1983. The current quarterly service charge for the period 26/03/26 - 25/06/26 is £428.90 and the quarterly ground rent for the period 24/12/25 - 23/03/26 is £6.25

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

COUNCIL TAX BAND:

Council Tax Band - 'A' Wealden District Council.

BROADBAND AND MOBILE PHONE

CHECKER:

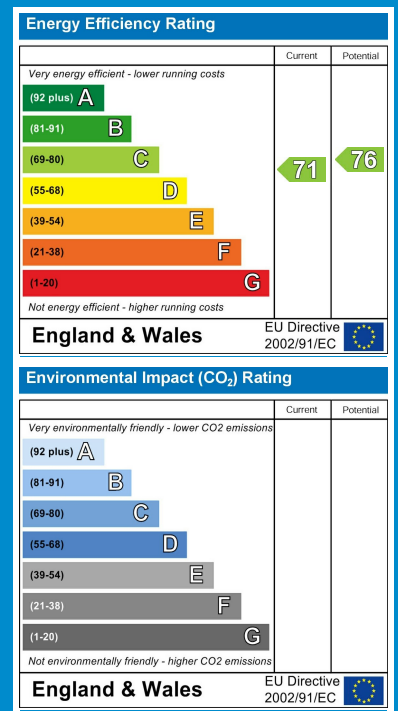
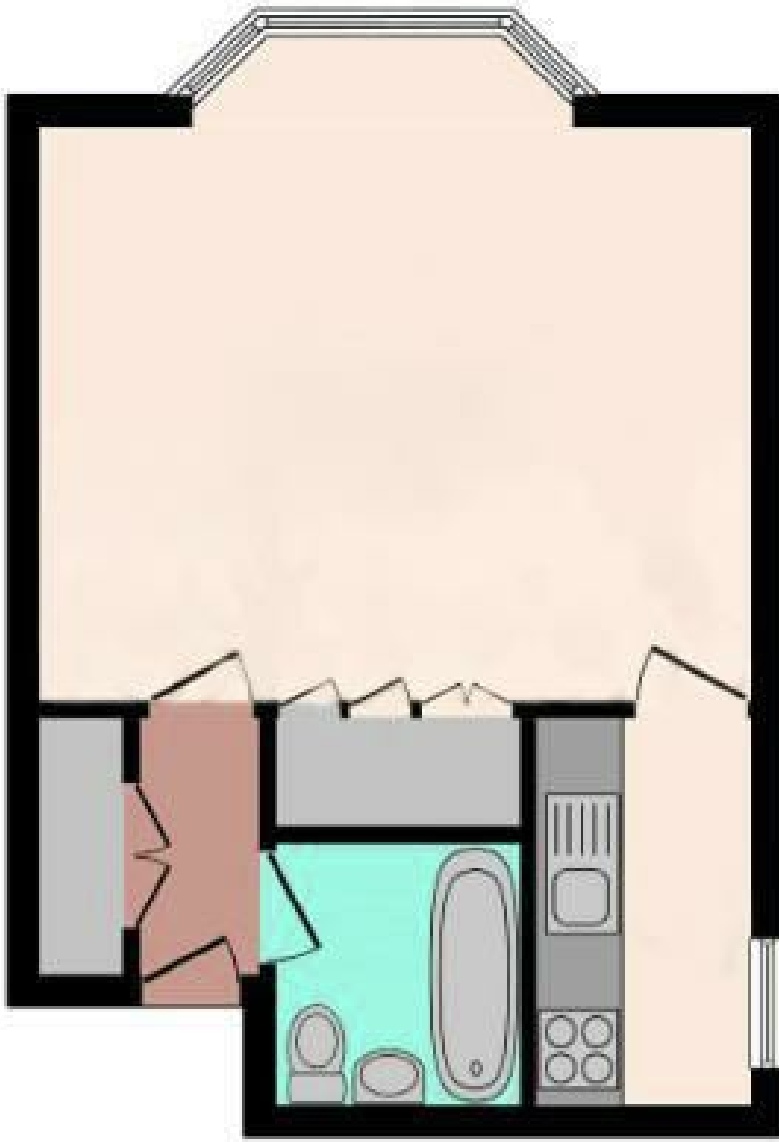
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.



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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