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Taylor Engley



10 The Lawns St. Marys Close, Willingdon, Eastbourne, East Sussex, BN22 0ND

Price £215,000 Leasehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this two bedroom first floor apartment, situated in a desirable location in Willingdon. The property enjoys a spacious double aspect living room, with doors opening on to the balcony, which overlooks the well maintained communal gardens. In the winter time, when the leaves are off the trees, views can be enjoyed of the South Downs to the rear. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC =**

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The property is ideally located just off the favoured Huggetts Lane in Willingdon. Local shops including a Tesco Express are only a short walk and bus services pass close by. Huggetts Lane recreation ground is within close proximity and schools for most age groups are within a one and a half mile radius. The South Downs National Park where numerous scenic walks can be enjoyed is also within close proximity. Eastbourne's town centre which offers a comprehensive range of shopping facilities and a mainline railway station is approximately three and a half miles distant. Mainline railway stations can also be found at Hampden Park and Polegate.

*** HALLWAY * LIVING ROOM * BALCONY * TWO BEDROOMS * BATHROOM ***



COMMUNAL ENTRANCE HALL

Stairs to:

FIRST FLOOR LANDING

Front door to:

PRIVATE ENTRANCE HALL

Fusebox, radiator, 2 storage cupboards, smoke alarm, telephone point, doors leading to all rooms.

LIVING/DINING ROOM

19' x 12' (5.79m x 3.66m)

Radiator, television point, double aspect room with double glazed windows to side and rear, doors to:

BALCONY

Overlooking the communal gardens with views to the Downs.

KITCHEN

9'0" x 7'3" (2.74 x 2.21)

Fitted with a range of white high gloss cupboards and drawers, granite effect work surfaces, stainless steel sink unit with mixer tap, wall mounted Worcester boiler, window with outlook to front, built-in oven, gas hob with extractor hood over, space and plumbing for washing machine and space and plumbing for a dishwasher and fridge freezer.

BEDROOM 1

14'8" x 9'11" (4.47m x 3.02m)

(9'11" excluding door recess)

Radiator, double glazed window to front.

BEDROOM 2

13'7" x 10'3" (4.152 x 3.138)

Radiator, double glazed window to rear.

BATHROOM

White suite comprising, pedestal washbasin, bath with mixer tap and shower over, low level w.c, chrome heated towel rail, radiator, part tiled walls, double glazed window to front.

COMMUNAL GARDENS

Can be found to the rear of the property.

PARKING

There is no allocated parking space with this property, parking is curbside to the front of the building on a first come basis.

PLEASE NOTE:

The lease runs from 25/12/1959 to 24/12/2148. The quarterly service charge due 24/06/2026 is £390.00.

(All details concerning the terms of the lease and outgoing are to be verified).

COUNCIL TAX

Council tax band 'B' Wealden District Council.

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

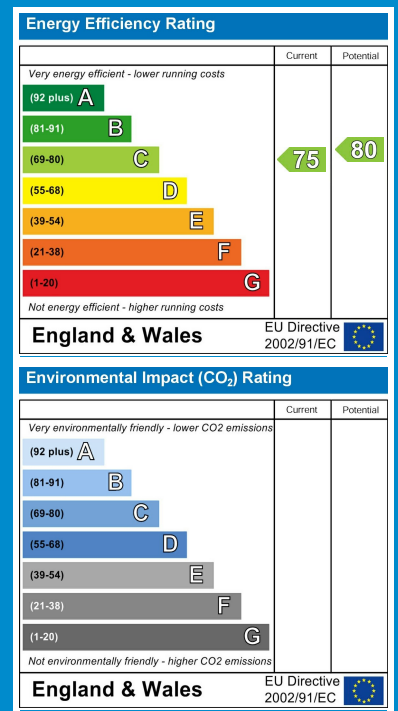
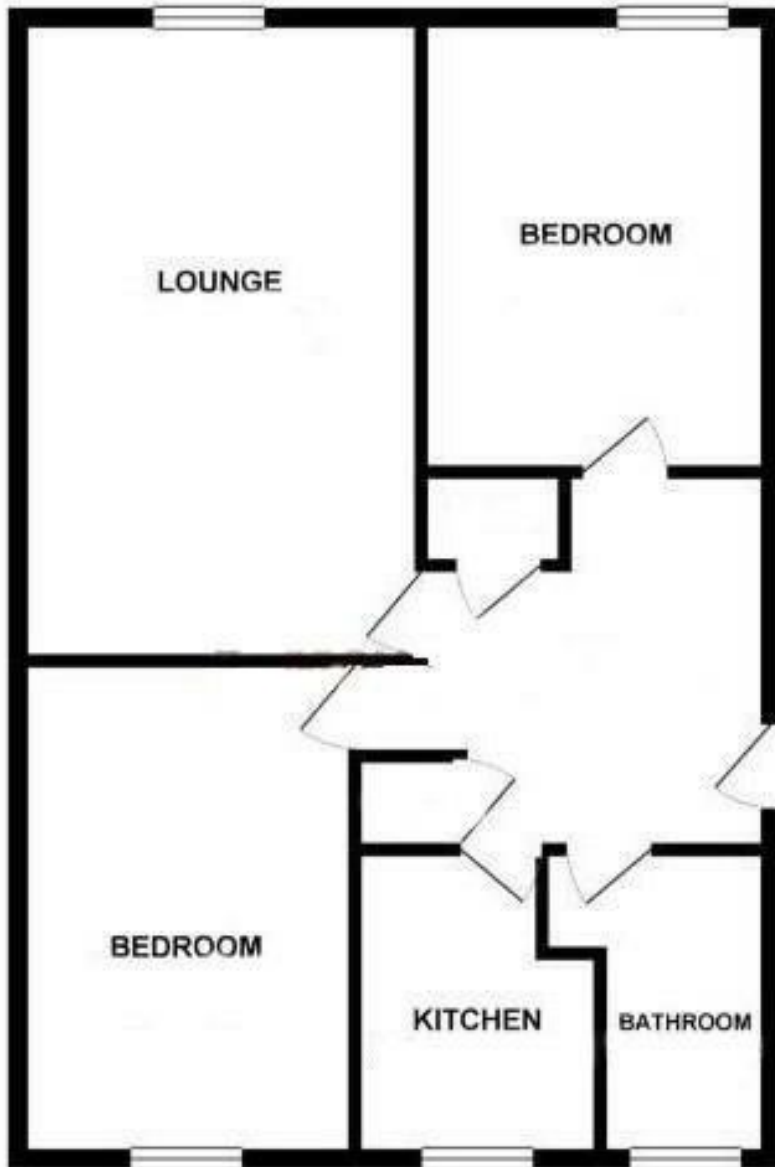
BROADBAND AND MOBILE PHONE CHECKER

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

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





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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