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









2 Old Motcombe Mews, Eastbourne, East Sussex, BN21 1QF
By Auction £215,000 Leasehold - Share of Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000. 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 outgoings 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 ENGLEY.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

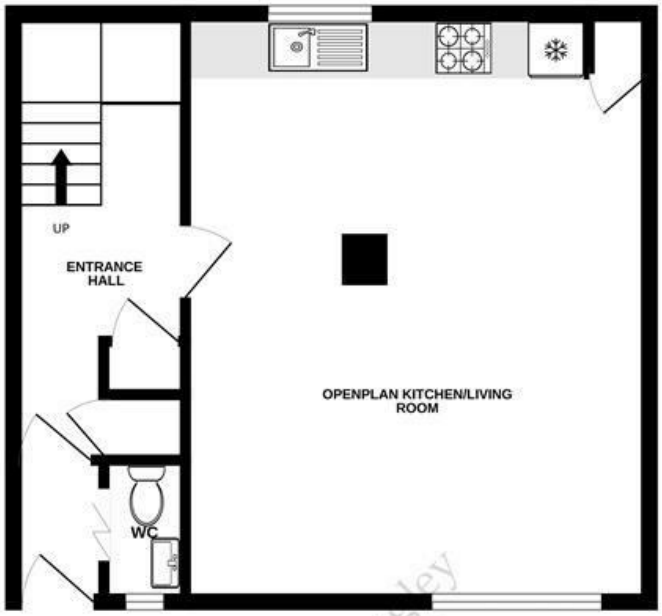
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

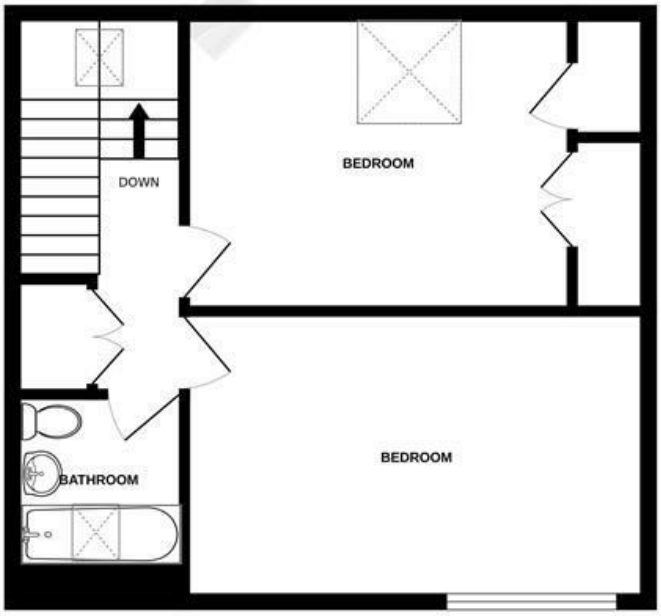




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

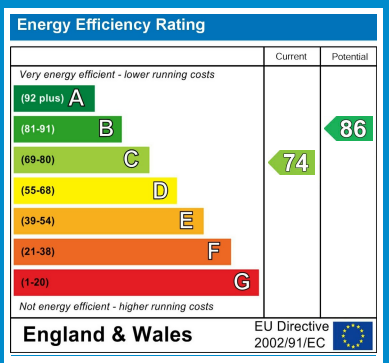
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

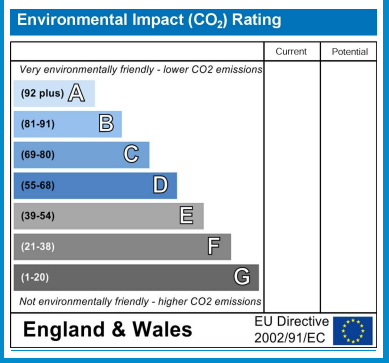












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.