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

Flat 56, Marlborough Court Southfields Road, Eastbourne, East Sussex, BN21 1BT
Asking Price £250,000 Leasehold

Taylor Engley are delighted to offer to the market this well presented two bedroomed third (top) floor retirement apartment, forming part of the highly sought after Marlborough Court development. Exclusively for the over 55s this spacious apartment has been recently redecorated and has the benefit of newly fitted carpets. The spacious accommodation features a living room with Juliette style balcony and outlook to the front of the building, fitted kitchen, principal bedroom with a walk-in wardrobe and a spacious shower room with easy access shower. Additional benefits include a gas fired central heating and double glazing. Marlborough Court offers excellent retirement living with communal facilities including an owners' lounge, on-site restaurant, landscaped gardens and a hobbies room. EPC=C.

Marlborough Court occupies a most convenient central location being within walking distance of Eastbourne's town centre which offers a comprehensive range of shopping facilities, mainline line railway station, bus services, seafront, theatres and Gildredge Park.

*** HIGHLY SOUGHT AFTER MARLBOROUGH COURT DEVELOPMENT * RECENTLY RE-DECORATED * NEWLY FITTED CARPETS * LIVING ROOM WITH JULIETTE STYLE BALCONY * FITTED KITCHEN * PRINCIPLE BEDROOM WITH WALK-IN WARDROBE CUPBOARD * SHOWER ROOM WITH EASY ACCESS SHOWER * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * RESIDENTS PARKING * 24-HOUR ON SITE STAFF * LIFT ACCESS * 1.5 HOURS A WEEK APARTMENT CLEAN INCLUDED WITHIN THE SERVICE CHARGE * COMMUNAL FACLITIES INCLUDING ON SITE RESTAURANT * CHAIN FREE * INTERNAL VIEWING HIGHLY RECOMMENDED ***

The accommodation

Comprises: Communal Entrance Hall with passenger lift or stairs rising to third (top) floor, external covered walkway leading to apartment, front door to:

Entrance Hall

Spacious entrance hall, deep built-in storage cupboard with shelving and light, airing cupboard housing cylinder and shelving.

Living Room

16'3 x 14'2 (4.95m x 4.32m)
Mock fireplace with fitted electric fire, radiator, double doors to front open to Juliette style balcony, door to:

Kitchen

10'7 max x 8' max (3.23m max x 2.44m max) (maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktops with inset single drainer one and a half bowl sink unit, eye level oven, fridge/freezer, electric hob with extractor fan over, washer/dryer, Vaillant wall mounted gas fired boiler, radiator, electrically operated window with outlook to front.

Bedroom 1

13' x 10'5 (3.96m x 3.18m)
Radiator, outlook to front, walk-in wardrobe cupboard, with light and hanging rails.

Bedroom 2

12'4 max x 8'9 max (3.76m max x 2.67m max)
Radiator, outlook to front.

Shower Room

Spacious shower room with easy access shower, pedestal wash hand basin, low level wc, part tiled walls, shaver point.

Communal Facilities

Communal facilities include residents lounge, on-site restaurant and residents dining room, residents hobbies room, communal gardens, guests suite at additional nightly charge, residents parking on a first come first served basis.

NB

Term of lease 125 years from 24 March 2000.

Service Charge £862.62 per calendar month in 2026/2027.

Ground rent one peppercorn (if demanded).

The percentage payable to RSL by a seller on completion of a sale is 3% of the final agree price.

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

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

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

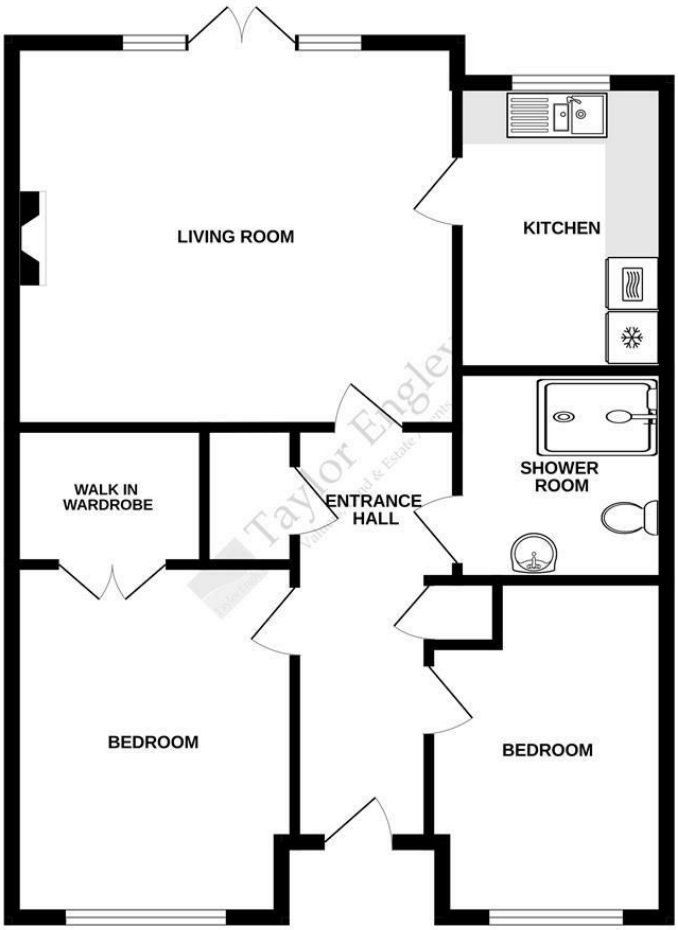
FOR CLARIFICATION:

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.

THIRD FLOOR
795 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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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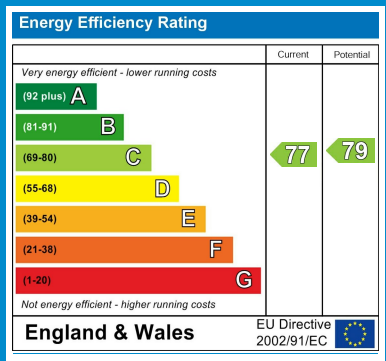

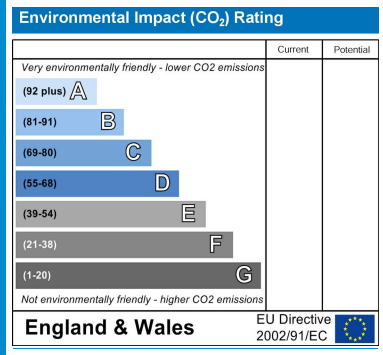

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.
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.