

**Valuers, Land & Estate Agents**

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est. 1978



**Taylor Engley**



**Flat 5, Rush Court Bourne Street, Eastbourne, BN21 3RY**

**Price £175,000 Leasehold**

**Taylor Engley are pleased to bring to the market this well presented, TOP FLOOR FLAT, situated in a convenient central location, being within walking distance to the town centre amenities and train station. The flat benefits from TWO DOUBLE BEDROOMS, BALCONY, OUTSIDE STORE ROOM and enjoys far reaching views over Eastbourne. \* SEALED UNIT DOUBLE GLAZING \* GAS FIRED CENTRAL HEATING \* COMMUNAL PARKING \* LOTS OF STORAGE \***





**\* COMMUNAL ENTRANCE HALL \* HALLWAY \* MODERN FITTED KITCHEN \* LOUNGE \* BALCONY \*  
TWO DOUBLE BEDROOMS \* BATHROOM \* WC \* STORE ROOM \* COMMUNAL PARKING \***





## FRONT DOOR TO:

Communal entrance hall, stairs to second (top) floor, storage cupboard, door to:

## ENTRANCE HALL

Entryphone system, three built-in storage cupboards, radiator.

## LOUNGE

17'6" narrowing to 13'9" x 11'1" (5.33m narrowing to 4.19m x 3.38m)

Large double glazed window with outlook to front, radiator, door to:

## BALCONY

Views over Eastbourne.

## KITCHEN

10'8" x 7'9" max (3.25m x 2.36m max)

Fitted with a range of grey high gloss cupboards and drawers, built-in Zanussi electric oven, AEG electric hob with extractor hood over, worksurfaces, sink unit, space and plumbing for washing machine, cupboard housing Baxi gas boiler, integral fridge freezer, double glazed window with outlook to rear, door to fire escape.

## BEDROOM ONE

13'3" x 10'10" (4.04m x 3.30m)

Double aspect room with double glazed windows to front and side, radiator, built-in wardrobe cupboard.

## BEDROOM TWO

12'1" x 9'3" (3.68m x 2.82m)

Radiator, double glazed window with outlook to rear, recessed storage.

## BATHROOM

White suite comprising bath with Triton shower over, washbasin with cupboard below, heated towel rail, double glazed window to rear.

## WC

White low level WC, double glazed window to rear.

## STORE ROOM & PARKING

To the rear of the property is communal parking and the property also comes with an outside storage cupboard.

## PLEASE NOTE:

We have been advised the service charge for the period 01/04/25 to the 31/13/2026 is £1137.29.

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

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

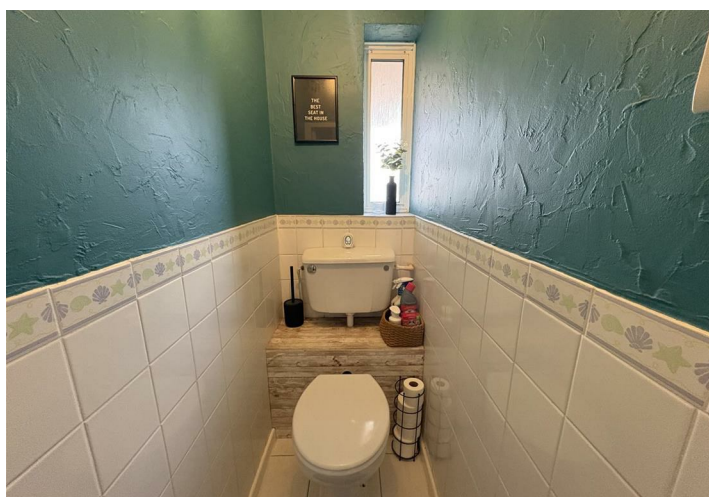
Council Tax Band A.

## 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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