

Valuers, Land & Estate Agents

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Eastbourne

East Sussex BN21 4PJ

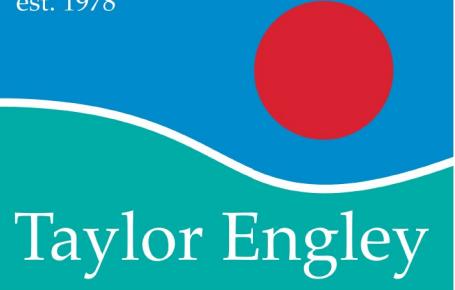
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est. 1978



**Flat 1, 103 Tideswell Road, Eastbourne, East Sussex, BN21 3RH**

**Asking Price £210,000 Leasehold**

An opportunity arises to acquire this **ONE BEDROOMED GARDEN FLAT** occupying a most convenient central location, being within walking distance of Eastbourne's comprehensive shopping facilities and mainline railway station. The property is considered to be in good decorative order and is offered with the benefit of gas fired central heating and double glazed windows. Features include a Bay fronted bedroom, spacious kitchen open plan to conservatory and a private rear garden, which enjoys a south easterly aspect and extends to approximately 80' in depth. EPC=D.



**The property is located in the heart of Eastbourne's town centre being within just a short walk from The Beacon shopping centre and Eastbourne's railway station. Bus services serve the local area and Eastbourne's seafront is also within easy access from this central location.**

**\* PRIVATE REAR GARDEN ENJOYING A SOUTH EASTERLY ASPECT AND EXTENDING TO APPROXIMATELY 80' \* FITTED KITCHEN OPEN PLAN TO CONSERVATORY \* LIVING ROOM \* BAY FRONTED DOUBLE BEDROOM \* BATHROOM/WC \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \***



## **The accommodation**

Comprises:

Front door opening to:

### **Entrance Hall**

Radiator, cabinet housing electric meter.

### **Living Room**

12'1 x 11'10 (3.68m x 3.61m)

Fireplace with fitted electric fire, range of shelving with cabinets below, door to rear.

### **Kitchen Open Plan to Conservatory**

#### **Kitchen Area**

9'10 max x 8'10 max (3.00m max x 2.69m max)

(Maximum measurements include depth of fitted units)

Comprises: single drainer stainless steel sink unit, worksurface with tiled splash back, range of base and wall mounted cupboards, space and plumbing for washing machine, space for tumble dryer, electric under counter oven, gas hob with extractor fan over, window to side,

Wide opening to:

#### **Conservatory**

8'10 x 8'1 (2.69m x 2.46m)

Having light and power double doors opening to rear garden.

#### **Double Bedroom**

15'3 max x 10'9 (4.65m max x 3.28m)

(15'3 max into bay x 10'9 to cupboard front)

Spacious bedroom with bay window to front, radiator, two fitted wardrobe cupboards and cabinet, Radiator, outlook to front.

#### **Bathroom**

Bath with mixer tap and shower attachment, wash hand basin set into cabinet, low level w/c, radiator, tiled walls, window to side.



## **Rear Garden**

Considered to be a feature of the property, enjoying a south easterly aspect and extending to approximately 80' in depth, patio area to the immediate rear with steps rising to an area laid to decorative stones, mature tree, timber summer house.

### **NB**

We are informed by our client of the following,

Term of lease from 25 March 1989 to 24 March 2178.

The service charge is on an as and when required basis.

No ground rent payable.

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

### **COUNCIL TAX BAND:**

Council Tax Band - 'A' Eastbourne Borough Council.

### **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)

### **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.



GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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