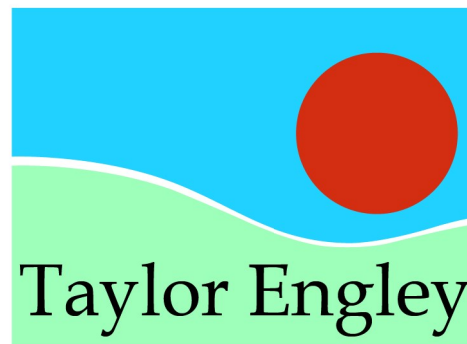


Valuers, Land & Estate Agents
6 Cornfield Road
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East Sussex BN21 4PJ

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Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
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54 Gables Court, 44-46 St. Leonards Road, Upperton, Eastbourne, East Sussex, BN21 3QS
O.I.R.O £140,000 Leasehold

Taylor Engley are delighted to offer to the market this well presented **TWO BEDROOMED TOP FLOOR RETIREMENT APARTMENT** situated in the Upperton area of Eastbourne. Located just outside of Eastbourne's town centre this well presented apartment has accommodation comprising 22'9 living/dining room, separate kitchen, two double bedrooms and a recently re-fitted shower room. The apartment is located on the south easterly side of the building and enjoys views over Eastbourne's town centre towards the sea. On-site facilities include a residents lounge, laundry room, guest room (at an additional nightly charge), communal gardens and parking on a first come first served basis to the rear. The property is designed for independent living but also offers the security of the Life Line Pull Cord System.



Comprehensive shopping facilities are available within Eastbourne's town centre which is situated approximately a quarter of a mile distant. Eastbourne's railway station is also located nearby.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO FOURTH FLOOR * PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * SEPARATE KITCHEN * TWO DOUBLE BEDROOMS * RE-FITTED SHOWER ROOM * COMMUNAL FACILITIES INCLUDE:- RESIDENTS LOUNGE * LAUNDRY ROOM * GARDENS * OFF ROAD PARKING ***



The accommodation

Comprises:

Front door to:

Communal Entrance Hall

Lift and stairs rising to:

Top (Fourth) Floor

Private front door to:

Entrance Hall

Entry phone and lifeline pull cord system, cupboard housing hot water tank, additional cupboard housing fuses and meters, night storage heater.

Living Room

22'9 x 10'7 (6.93m x 3.23m)
(Maximum measurements)

Television point, Lifeline pull chord, night storage heater, window to rear, double doors to kitchen.

Kitchen

7'7 x 7'1 (2.31m x 2.16m)
(Maximum measurements given due to irregular shaped room)

A selection of eye and base level units with work surface, sink unit with mixer tap, double oven and hob with extractor fan over, wall heater, window to rear.

Bedroom 1

15'8 x 9'2 (4.78m x 2.79m)
Built-in wardrobe, Lifeline pull chord, window to rear.

Bedroom 2

15'8 x 9'2 (4.78m x 2.79m)
Having a fitted wardrobe with matching bedroom furniture, Lifeline pull chord window to rear.

Shower room

Having recently re-fitted white suite comprising double shower cubicle, low level wc, wash hand

basin, tiled walls, electric heater, extractor fan, Lifeline pull chord.

Communal Facilities

include: a laundry room, guest bedroom (at an additional nightly charge), communal lounge and a gardens to the front and rear.

Off Road Parking

Available on a first come first served basis.

N.B

The lease is 125 years from 1999
The service charge is £239.45 a month.
The ground rent is £375 Per annum
Managing Agents are RLHA

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY. We are open 7 days a week

OPENING HOURS

We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays
10:00am - 4:00pm Sundays

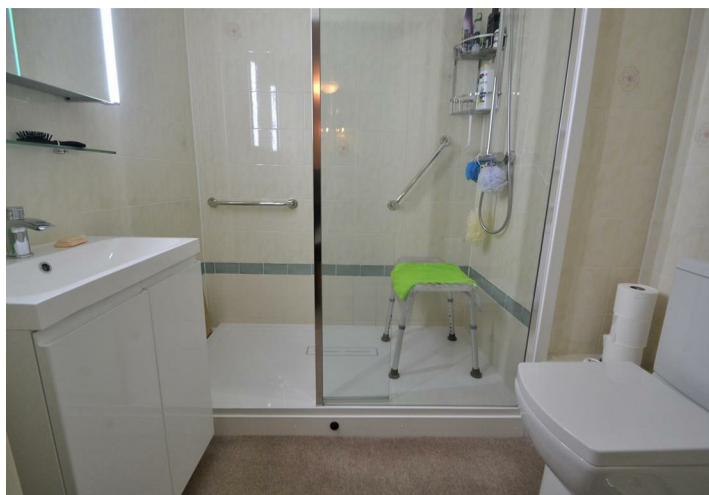
MORTGAGE DEPARTMENT

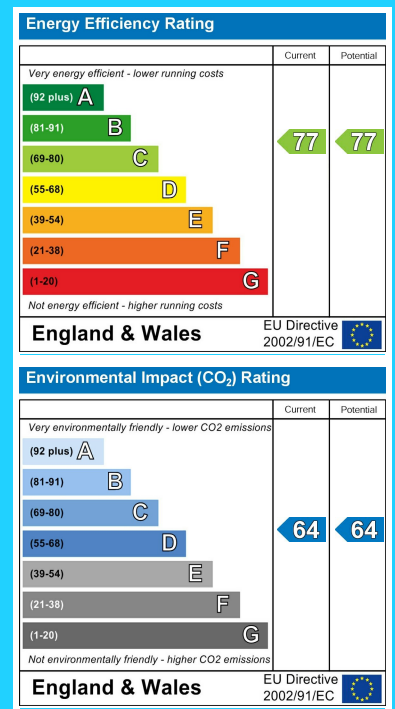
(Independent mortgage specialist) - TAYLOR ENGLELY MORTGAGE SERVICES. Please call the branch and ask for Stuart Duncan.

FOR CLARIFICATION

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.

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.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

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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Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750

