

Valuers, Land & Estate Agents

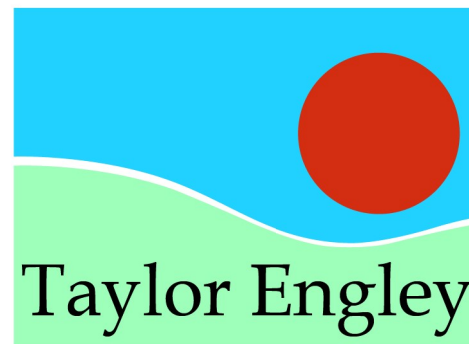
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15 Wellsmead Place 74, Meads Road, Meads, Eastbourne, East Sussex, BN20 7QG

Chain Free £377,000 Leasehold - Share of Freehold

A rare opportunity arises to acquire this **THREE BEDROOMED FIRST FLOOR APARTMENT** forming part of the exclusive Wellsmead Place development within the desirable Meads Village area. Wellsmead Place was constructed by Berkeley Homes in 2000 and the apartment is considered to be in very good decorative order having the benefit of gas fired central heating and double glazed windows. Features include a sitting room with Juliette balcony overlooking the communal grounds, fitted kitchen/breakfast room with integrated appliances, en-suite to principal bedroom, family bathroom, garage and delightful park like communal grounds.



Wellsmead Place occupies a prime location within the Meads Village area being within just a short walk of the Meads Village shops and bus services. Meads seafront is within easy access and Eastbourne's recently re-developed town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one mile distant.

*** HIGHLY DESIRABLE WELLSMEAD PLACE DEVELOPMENT * BEAUTIFUL PARK LIKE COMMUNAL GROUNDS * LIVING ROOM WITH JULIETTE BALCONY OVERLOOKING COMMUNAL GROUNDS * FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES * THREE BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * GARAGE * BLOCK SERVED BY PASSENGER LIFT * SECURITY ENTRY PHONE SYSTEM * SHARE OF FREEHOLD * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry system, passenger lift or stairs rising to:

First Floor

Private front door opening to:

Entrance Hall

Security entry phone, radiator, telephone point, central heating thermostat, built-in cupboard, built-in store cupboard with light and consumer unit. Double doors opening to living room.

Living Room

16'2 x 14'2 max (4.93m x 4.32m max)
(14'2 max reducing to 11'7)

Measurements exclude door recess area - Enjoying delightful outlook to communal grounds, telephone point, tv/fm/sat point, two radiators, window to rear, double doors opening to Juliette style balcony.

Fitted Kitchen/Breakfast Room

12'7 max x 9'8 max (3.84m max x 2.95m max)
(Maximum measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, range of base and wall mounted cupboards the latter having under cupboard lighting, Siemens electric oven and four burner gas hob with extractor fan over, Siemens microwave, Siemens fridge/freezer, Siemens dishwasher, Zanussi washing machine, tiled floor, radiator, wall mounted Viessmann gas fired boiler (Installed November 2020), window to side.

Bedroom 1

11' x 9'11 (3.35m x 3.02m)
(9'11 extending to 15'7 max into deep door recess)

Built-in wardrobe cupboard with three mirrored sliding doors, telephone point, outlook towards communal grounds.

En-Suite Shower Room

Spacious shower cubicle, pedestal wash hand basin, low level wc, part tiled walls, shaver point.

Bedroom 2

17'7 max x 10'5 max (5.36m max x 3.18m max)
Radiator, outlook to front.

Bedroom 3

9'8 x 8'3 (2.95m x 2.51m)
(Measurements exclude shallow door recess)

Built-in wardrobe cupboard, radiator, outlook to front.

Family Bathroom

Bath with Aqualisa shower unit over, shower curtain, pedestal wash hand basin, low level wc, shaver point, part tiled walls, fitted shelved cabinet.

Outside

Garage In Block

17 max x 8'6 max (5.18m max x 2.59m max)
(Maximum measurements given including depth of internal pillars)

Up and over door, light. On entering the garage block, the garage is second on the right hand side.

Communal Grounds

Extensive communal grounds of Wellsmead Place offer a mature park like setting and a footpath within the grounds offers easy access to Meads Village.

N.B

We are informed by our client that the term of lease is 999 years from 01.09.2000 and that the ground rent is a peppercorn.

We are informed that sale of the apartment would include a Share of the Freehold.

The managing agents are Streddar Pearce and the maintenance due 01.01.2020 for one year in advance is £3,052.52 (all details concerning the terms of lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'E' Eastbourne Borough Council - currently £2,492.32 until March 2021.

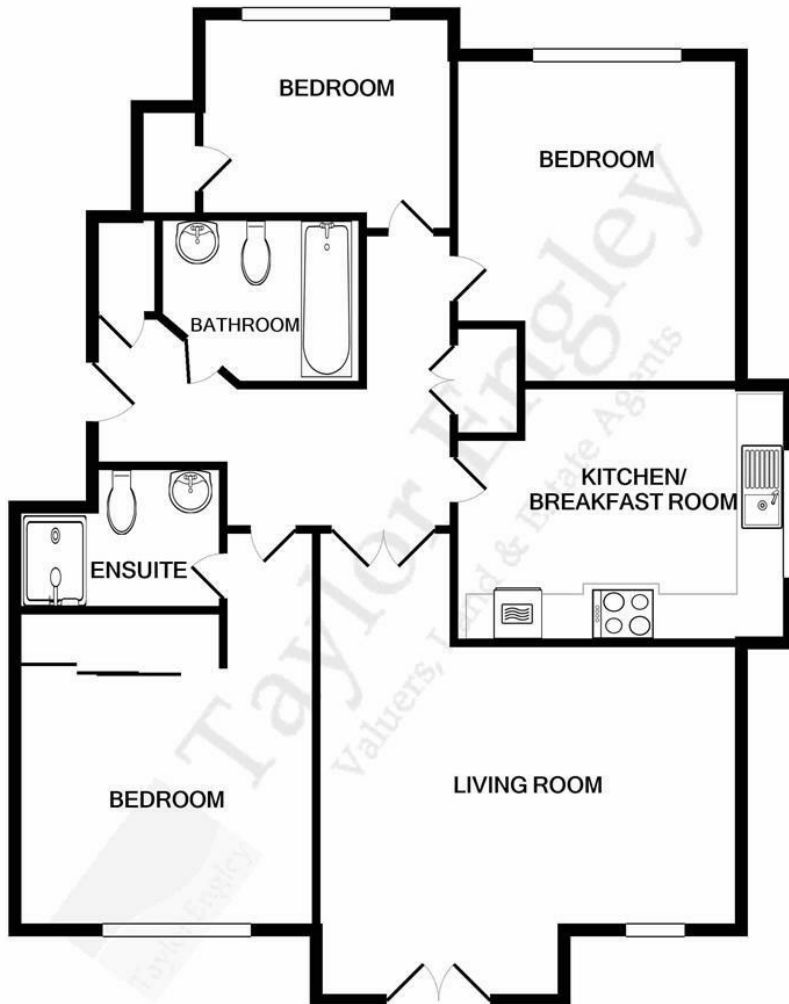
FOR CLARIFICATION:

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.

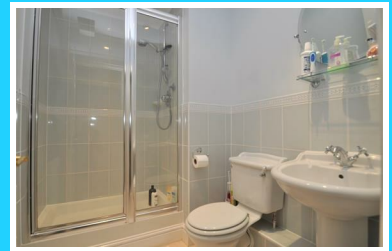
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		EU Directive 2002/91/EC
England & 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.

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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