



## 2 bed flat to buy in BN20

Darley Road, Eastbourne, East Sussex,  
BN20 7GA

**£340,000** Starting Bid

🛏 x 2 🪑 x 2 🚿 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Third (Top) Floor
- ✓ Sun Balcony
- ✓ Former Show Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

01634 565510  
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Forming part of the EXCLUSIVE BERKELEY HOMES BUILT ALL SAINTS DEVELOPMENT, this WONDERFULLY PRESENTED TWO BEDROOM third (top) floor apartment offers GENEROUS ACCOMMODATION, including a STUNNING 24'1" x 16' DOUBLE ASPECT OPEN PLAN LOUNGE/DINING ROOM with kitchen area. The kitchen enjoys composite stone worktops and a range of INTEGRATED AEG APPLIANCES. Having been the former show apartment, the property also boasts an EN SUITE TO THE MASTER BEDROOM. Both the en suite shower room and bathroom are fitted with Villeroy & Boch suites. There is a SUN BALCONY BOASTING DELIGHTFUL PANORAMIC VIEWS TO THE SOUTH DOWNS and an ALLOCATED UNDERGROUND SECURE PARKING SPACE. With its WONDERFUL PARK-LIKE GROUNDS, the All Saints Development is located CLOSE TO EASTBOURNE SEAFRONT in the MUCH SOUGHT AFTER MEADS AREA of Eastbourne. Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

Communal front door, with entryphone system, to:

Communal Entrance Hall - Stairs and lift to:

Top Floor Landing - Private front door to:

Entrance Hall - Entryphone handset. Linen cupboard with space and plumbing for washing machine, tiled floor and housing wall mounted gas boiler. Digital thermostat. Hatch to loft space. Inset ceiling spotlights.

Open Plan Lounge/Dining Room/Kitchen - 7.34m x 4.88m (24'1" x 16'0") - Double aspect. Inset ceiling spotlights. uPVC double glazed window to side. uPVC double doors to covered decked sun balcony, enjoying wonderful views to the South Downs.

Kitchen Area - Stainless steel sink unit with mixer tap, inset into work surface. Inset AEG ceramic hob with cooker hood above. Integrated dishwasher. Integrated fridge freezer. AEG oven and microwave. Wall units. Under cupboard lighting. Tiled floor area.

Bedroom 1 - 4.29m x 3.40m (14'1" x 11'2") - (Measurements include depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Under floor heating controller. Inset ceiling spotlights. uPVC double glazed window to front. Door to:

En Suite Shower Room - Tiled shower cubicle with wall mounted shower unit and glazed screen. Low level WC. Wash basin. Mirror fronted vanity cupboard. Heated towel rail. Extractor fan. Inset ceiling spotlights. Tiled floor.

Bedroom 2 - 3.76m x 2.64m (12'4" x 8'8") - Inset ceiling spotlights. uPVC double glazed window to Darley Road aspect.

Bathroom - Panelled bath with mixer tap and wall mounted shower unit. Wash basin. Low level WC. Heated towel rail. Extractor fan. Inset ceiling spotlights. Tiled floor.

Outside - The property is set within park-like communal gardens, including All Saints Park.

Parking - The property enjoys the benefit of a secure underground allocated parking space.

Other Information - Council Tax Band F

Total floor area 81 square metres

The Vendor has advised us of the following information:

Lease: 125 years from 2007 - 107 years remain

Maintenance: £2627.00 per annum

Ground Rent: £412 per annum

Council Tax Band: F

Tenure: Leasehold

Annual Ground Rent Amount: £412.00

Annual Service Charge Amount: £2,656.00

Price: Starting Bid £340,000

Property Type: Flat

Parking: Allocated, Underground

Year built: 2009

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

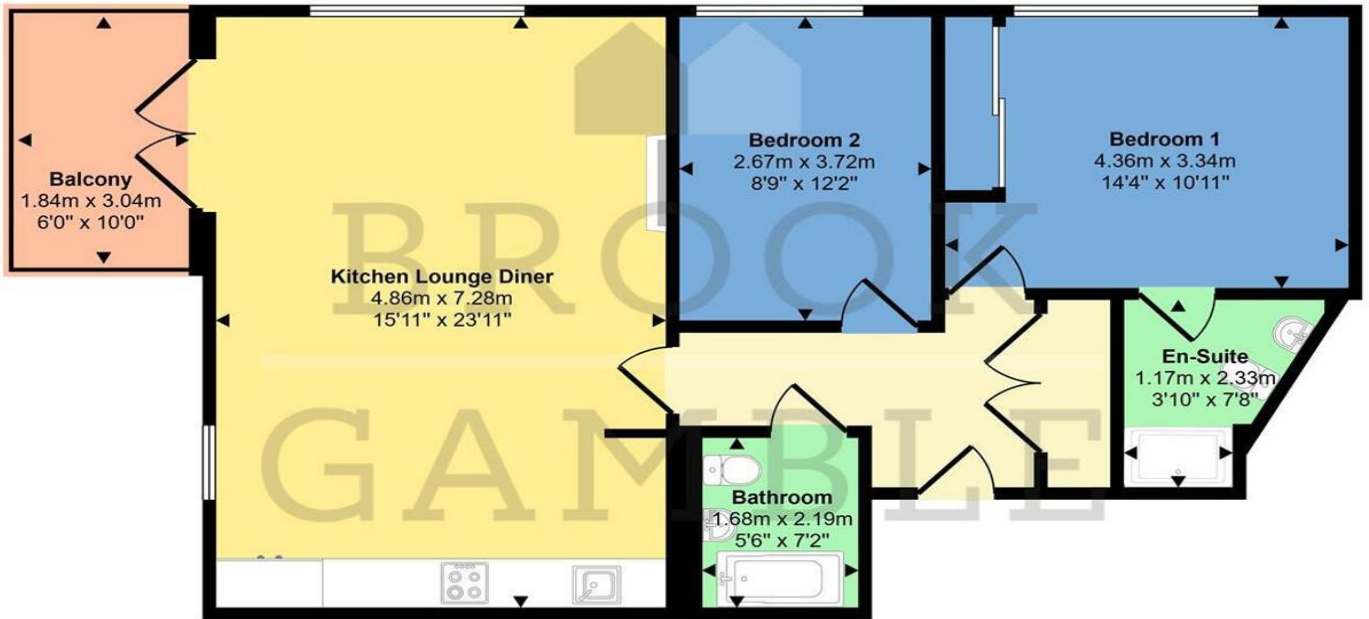
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
80 sq m / 857 sq ft



### Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Darley Road, Eastbourne, East Sussex, BN20 7GA

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

