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est. 1978
Taylor Engley









Flat 39, Kildare Court Barcombe Close, Eastbourne, East Sussex, BN20 8HU
Asking Price £129,950 Leasehold

A one bedroom first floor purpose-built flat situated in the popular Old Town area of Eastbourne. The accommodation comprises a living room with access to a balcony, kitchen, double bedroom and bathroom, together with the useful benefit of an external lock-up store cupboard. The property further benefits from gas-fired central heating and double glazing. EPC=C.



Barcombe Close is conveniently positioned within the popular Old Town area of Eastbourne, an established residential district renowned for its excellent range of local amenities. A variety of shops, cafés, pubs and restaurants can be found nearby, while regular bus services offer convenient connections to Eastbourne town centre and surrounding areas. Eastbourne town centre is approximately one and a quarter miles distant, offering an extensive range of shopping, leisure and recreational facilities, together with the mainline railway station providing services towards London.

*** POPULAR OLD TOWN AREA * SPACIOUS LIVING ROOM * BALCONY * KITCHEN * DOUBLE BEDROOM * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * EXTERNAL STORE CUPBOARD * GAS FIRED CNETRAL HEATING * DOUBLE GLAZING ***





The accommodation
Comprises:

Communal front door with security entry system opening to:

Communal Entrance Hall
Stairs rising to first floor, front door to:

Entrance Hall
Security entry phone, radiator, linen cupboard, built in cloaks cupboard.

Living Room
14'3 x 10'5 (4.34m x 3.18m)
Radiator, outlook to front and door opening to:

Balcony
With outlook to front.

Kitchen
8'4 max x 6'10 (2.54m max x 2.08m)
Base unit, worktop with inset one and a half bowl sink unit, wall mounted cupboard, space and plumbing for washing machine, space for slot in cooker, space for fridge/freezer, built in store cupboard, built in cupboard housing Glow Worm gas fired boiler, outlook to rear.

Bedroom
11'9 x 10'4 (3.58m x 3.15m)
(11'9 plus door recess)
Radiator, outlook to front.

Bathroom
Bath with Mira shower unit over, shower screen pedestal wash hand basin, low level w/c, radiator, part tiled walls, window to rear.

External Store Cupboard
Number 39, situated to the rear of the block.

Residence Parking
On a first come first served basis.

NB
As at October 2026 we are informed by our client of the following,

Terms of 215 years from 29 June 1981.

Service Charge: Estimate for the year 2026 - 2027 approximately £1,000.00

Ground Rent: £10.00 per annum.

Managing Agent Eastbourne Borough Council.

(All details concerning the term 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

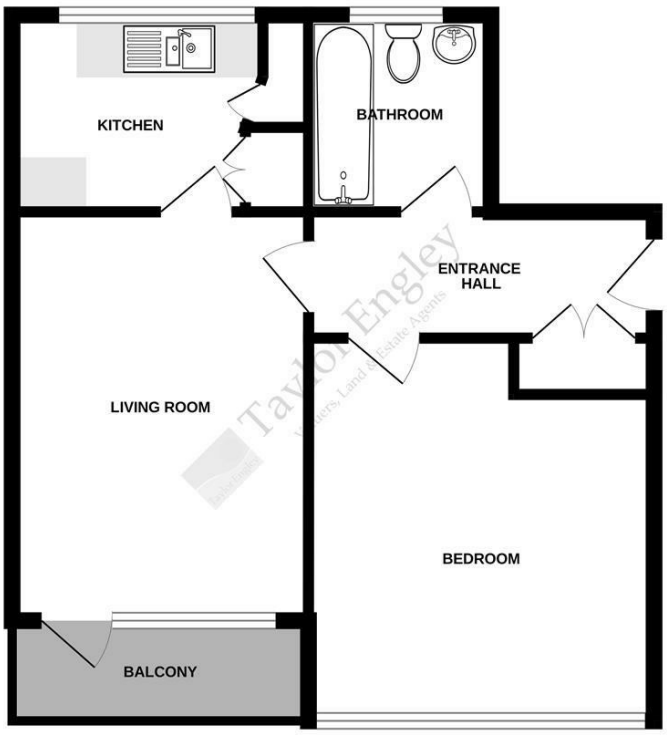
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.



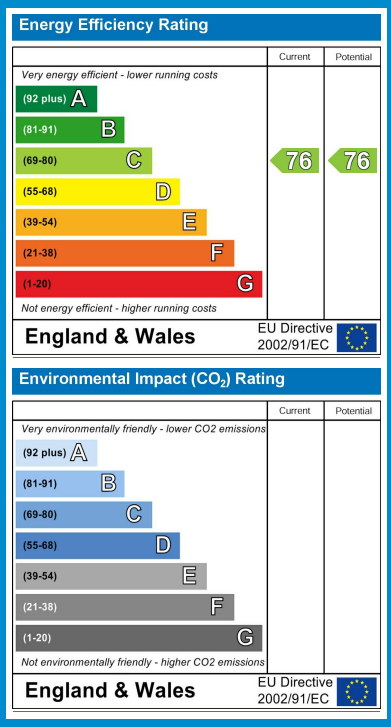


FIRST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.2 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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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.
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