



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## Guide Price £170,000 - £180,000



## 1 The Church, 16 Ceylon Place, Eastbourne, BN21 3JF

\*\*\*GUIDE PRICE £170,000 - £180,000\*\*\*

Arranged across the ground and first floors of a striking converted church on Ceylon Place, this unique duplex apartment blends dramatic Gothic architecture with generous, well balanced living space. Soaring ceilings on both levels enhance the sense of light and volume, while original features throughout provide real character. The L-shaped lounge offers a flexible and impressive reception area, complemented by a spacious kitchen/breakfast room ideal for everyday living and entertaining. The accommodation further comprises two well proportioned double bedrooms and a large bathroom, all finished to suit modern lifestyles while respecting the building's historic charm. Positioned within easy reach of Eastbourne town centre and its wide range of amenities, this is a rare opportunity to own a distinctive home in a landmark conversion. The property also benefits from an extended lease with ground rent reduced to a peppercorn, adding long term security and appeal.



[www.town-property.com](http://www.town-property.com)



[info@townflats.com](mailto:info@townflats.com)

1 The Church,  
16 Ceylon Place,  
Eastbourne, BN21 3JF

**Guide Price**  
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## Main Features

- Duplex Apartment Within Striking Converted Church
- 2 Bedrooms
- Ground & First Floors
- L-Shaped Lounge
- Fitted Kitchen/Breakfast Room
- Bathroom/WC
- High Ceilings & Original Features
- Extended Lease Term
- Comfortable Walking Distance Of Eastbourne Town Centre & Seafront

## Entrance

Communal entrance with ground floor private entrance door to -

## Hallway

Understairs cupboard.

## L-Shaped Lounge

15'7 x 14'10 (4.75m x 4.52m )

2 Radiators. Single glazed windows to front & side aspects.

## Fitted Kitchen/Breakfast Room

11'8 x 9'11 (3.56m x 3.02m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset gas hob and electric oven under. Extractor cooker hood. Boiler. Plumbing and space for washing machine. Space for undercounter fridge. Further space for upright fridge/freezer. Radiator. Single glazed window to side aspect.

## Stairs from Ground to First Floor Landing:

Radiator.

## Double Aspect Bedroom 1

15'11 x 15'8 (4.85m x 4.78m )

Radiator. Single glazed window to front & side aspects.

## Bedroom 2

12'0 x 10'2 (3.66m x 3.10m)

Radiator. Single glazed window to side aspect.

## Bathroom/WC

Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Single glazed window to side aspect.

EPC = D

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: Peppercorn**

**Maintenance: £1800 per annum**

**Lease: 168 years remaining. We have been advised of the remaining lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.