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Asking Price £120,000 Leasehold

1 Bedroom, Apartment - Retirement

8, Cheriton Court Green Street, Eastbourne, East Sussex, BN21 1SB

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Cheriton Court

Cheriton Court is a stunning development of 25 one bedroom retirement Flats in the Old Town, Eastbourne.

Offering everything from independent boutiques, to the best of the high street and the quaint Victorian shopping streets of Little Chelsea, Eastbourne offers a multitude of choice. Home to the Victorian tearooms, where you can enjoy a leisurely tea overlooking the sea front or relish traditional fish and chips on the promenade – the proper way to eat them!

Benefiting from a train station and a host of amenities, all within easy reach, Eastbourne provides the perfect place to enjoy an independent, relaxed and fulfilled retirement.

The Development Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging regular events in the Owners' Lounge.

A Guest Suite is available in neighbouring developments for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Development Manager.

Cheriton Court has been designed with safety and security at the forefront, the Flat has an emergency Careline system installed, monitored by the Development Manager when on site and 24 hours, 365 days a year by the Careline team. A Careline integrated fire and smoke detection system throughout both the Flat and communal areas provide unrivalled peace of mind.

Cheriton Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Cheriton Court is provided specially for persons of pensionable age, and all persons wishing to take up residence must be 55 years or over.



# Property Overview

Welcome to Cheriton Court! Churchill Sales & Lettings are delighted to be marketing One Bedroom ground floor apartment. The property is presented in good order throughout.

The Lounge offers ample space for living and dining room furniture. A large window provides lots of natural light and ventilation.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob with extractor hood over. There is space for a fridge/freezer.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a curved shower cubicle, a WC and wash hand basin with vanity unit beneath and mirrored cabinet above.

Perfectly complementing this lovely apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Cheriton Court!





# Features

- One bedroom ground floor apartment
- Development Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- A Guest Suite is available at neighbouring developments for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country
- Owners' private car park
- Great location close to local shops, medical centre, town centre & excellent transport links



# Key Information

Service Charge (Year Ending 31 March 2025):  
£3642.36 per annum.

Ground rent not collected.

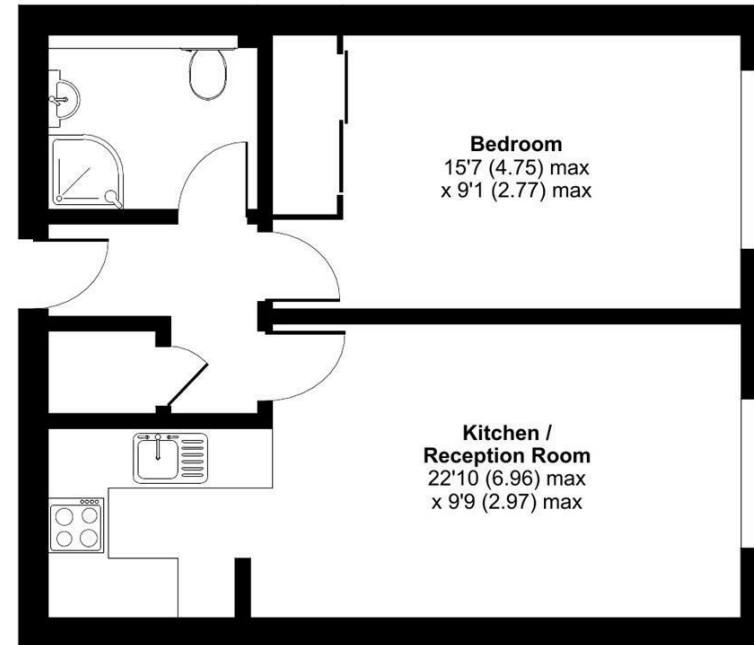
Council Tax Band B

99 year Lease commencing on completion of purchase

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, development manager and a contribution to the contingency fund

Approximate Area = 451 sq ft / 41.8 sq m  
For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1181993

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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