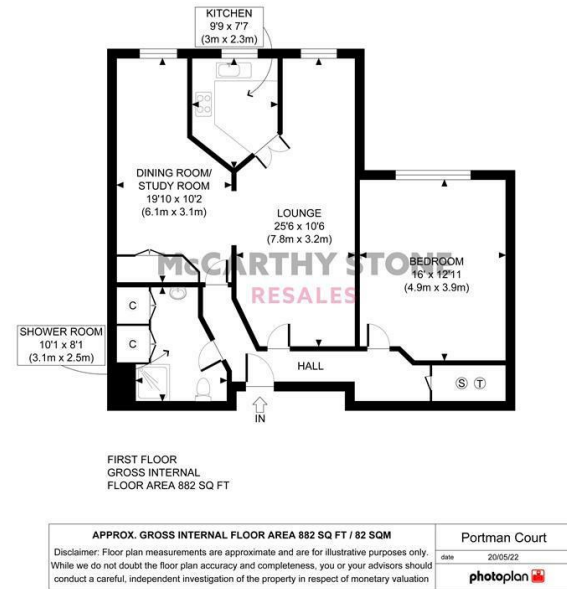


35 Portman Court

Grange Road, Uckfield, TN22 1FD



Council Tax Band: D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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 &amp; Wales</b>	EU Directive 2002/91/EC		



**Asking price £185,000 Leasehold**

A very spacious first floor apartment, having two bedrooms, (one of which used as a dining room and office, accessed directly from the living room and hallway). Viewing is highly advised to appreciate the accommodation this apartment offers. Located within a sought after 'Retirement Living Plus' development.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Portman Court, Grange Road, Uckfield, East Sussex

2 bed | £185,000

## Summary

Portman Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, electric economy 7-heating, fitted and tiled bathroom with shower and a 24 hour emergency call system.

Communal facilities include a homeowner's lounge where social events and activities take place, a function room and landscaped gardens. There is a fully equipped laundry room and restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by pull cords in your apartment as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops.

## Entrance Hallway

Front door with spy hole leads to the entrance hall. Entry phone system. A 24 hour Tunstall emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room, dining room and bathroom.

## Kitchen

Fully fitted modern style kitchen with modern cupboard doors and co-ordinated work surfaces. Under unit

lighting. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap and electrically operated kitchen window. There is a freestanding fridge and freezer, which is included in the sale, electric oven and electric ceramic hob with extractor over. Plumbing for a slim dishwasher. Emergency pull cord.

## Living Room

Spacious living/dining room with feature fire surround and decorative electric fire. Window overlooking the landscaped gardens. Two ceiling light points, power points. TV & telephone points. Partially glazed double doors lead onto a separate kitchen. Emergency pull cord.

## Dining Room/Bedroom

Accessed via both the entrance hallway and an archway in the living room, this spacious room is currently used as a dining room and office but could alternatively be used as a bedroom. Benefiting from fitted double wardrobes, TV and phone point, ceiling light and emergency pull cord.

## Double Bedroom

A spacious double bedroom with window allowing ample natural light. Ceiling light. Built in wall safe. Emergency pull cord. Bedroom furniture including wardrobes, chest of drawers, bedside drawers and dressing table and seat are available, if required, by separate negotiation.

## Bathroom

Tiled and fitted with extensive and very useful storage cupboards. Level access walk-in shower, toilet, vanity unit with sink and mirror above. There are grab rails and non-slip flooring. Heated towel rail. Emergency pull cord.

## Car Parking

Car parking is strictly on a first come first served basis.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system & Manager on site
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Laundry

One hour of domestic support per week.

The service charge for this property is £14,896.11 p.a. up to financial year end 31/08/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Management team. To find out more about service charges please contact your Property Consultant or Estates Manager.

## Lease Information

Lease length: 125 years from 2008  
Ground Rent £510 pa  
Ground rent review: Apr-23

## ADDITIONAL SERVICES AND INFORMATION

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* Part Exchange\*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

