



BROOK GAMBLE



58 Colonel Stevens Court, Granville Road, Eastbourne, BN20 7HD

£79,950

Brook Gamble are pleased to offer this CHAIN FREE, one bedroom, third floor, purpose built flat in the Colonel Stevens Court retirement complex in Lower Meads. Built by McCarthy and Stone, the block enjoys a range of communal facilities including residents' lounge and laundry along with DELIGHTFUL COMMUNAL GARDENS and RESIDENTS' PARKING. Sole Agents.

Communal front door to:

Communal Entrance Hall

Lift to:

Third Floor Landing

Private front door to:

Entrance Hall

Entryphone system. Walk-in cupboard housing hot water cylinder.

Lounge 15'6" x 10'3" (4.72m x 3.12m)

Night storage heater. uPVC double glazed window to rear overlooking communal gardens. Glazed double doors to:

Kitchen 7'4" max x 7'7" max (2.24m max x 2.31m max)

Single drainer sink unit with cupboards below. Further drawer and base units with work surfaces over and incorporating four ring ceramic hob with cooker hood above and eye-level electric oven. Space for fridge. Space for freezer. Wall units. Part tiling to walls.

Bedroom 11'11" x 8'11" (3.63m x 2.72m)

(First measurement excludes depth of built-in wardrobe cupboards). Built-in wardrobe cupboards with mirror fronted sliding door, clothes rail and shelving. Night storage heater. uPVC double glazed window to rear.

Bathroom

Panelled bath with taps and wall mounted shower attachment with shower rail. Low level WC. Wash basin with vanity unit below. Heated towel rail. Tiled walls.

Communal Facilities

Communal facilities include residents' lounge and laundry room.

Outside

The property is set within communal gardens and there are residents' parking facilities.

Other Information

Council Tax Band C

We have been advised of the following information:

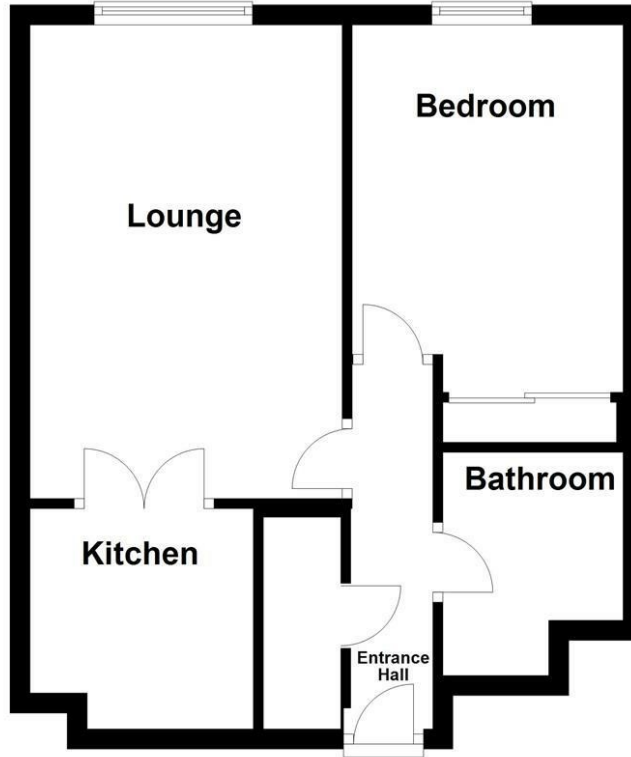
Lease: approximately 98 years remaining
Annual service charge: £3,037.00 (payable in two half yearly installments due in March and September) and includes water supply and sewerage charges.

Ground rent: £450.00 per annum (payable in two half yearly installments)

New residents accepted from 60 years of age. Both cats and dogs generally accepted (subject to terms of lease and landlord permission).

Floor Plan

Third Floor Apartment

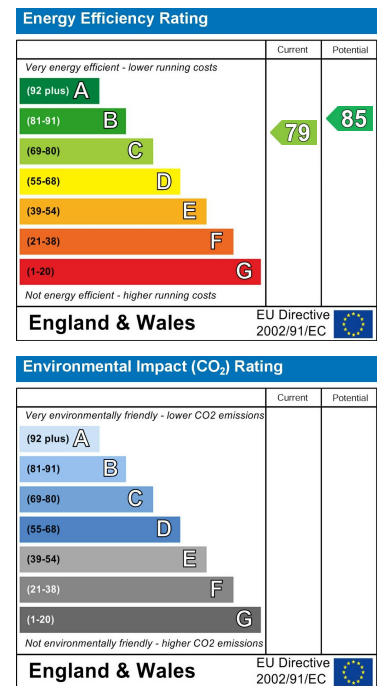


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.