



BROOK GAMBLE



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

£199,750

Brook Gamble are delighted to be offering for sale a MOST SPACIOUS and RARELY AVAILABLE two bedroom retirement living apartment in one of Eastbourne's most prestigious apartment buildings, located in the HEART OF MEADS. Offering a 24' LOUNGE kitchen, two good sized bedrooms, one with WALK-IN WARDROBE, TASTEFUL DECOR THROUGHOUT, double glazing and a host of communal facilities, including PARKING on a first come, first served basis. Sole Agents.

Door, with security entryphone system, to:

Communal Entrance Hall

Stairs and lift to:

Third Floor Landing

Door to:

Entrance Hall

Storage cupboard housing electric meter and consumer unit. Airing cupboard housing hot water cylinder with shelving above. Ceiling coving.

Lounge 24'9" x 11'6" (7.54m x 3.51m)



Wall mounted Dimplex electric heater. Television aerial point. FM radio point. Ceiling coving. Double glazed window to side aspect, overlooking communal gardens.

Kitchen 8'0" x 7'8" (2.44m x 2.34m)



Range of wall and base units incorporating single bowl sink unit with mixer tap. Complementary work surface. Tiled splashback. Electric hob with extractor hood above. Electric oven. Space for under counter fridge/freezer. Space for further under counter appliance. Wall mounted Dimplex electric heater. Ceiling coving. Double glazed window to rear aspect, overlooking communal rear garden.

Bedroom 1 13'9" x 13'8" (4.19m x 4.17m)



Electric night storage heater. Ceiling coving. Double glazed window to rear aspect, overlooking rear garden. Door to:

Walk-In Wardrobe



Wall mounted Dimplex electric heater. Ceiling coving.

Bedroom 2 13'8" x 8'5" (4.17m x 2.57m)



Ceiling coving. Double glazed window to rear aspect, overlooking communal gardens.

Bathroom



White suite comprising bath, with mixer tap, wall mounted shower with shower attachment, riser rail and glazed shower screen, low level WC and wash basin inset into vanity unit. Tiled splashback. Shaver point. Wall light point. Ceiling coving.

Communal Facilities



The property benefits from a communal laundry and communal residents' lounge and there is a guest suite available to hire.

Outside



Residents' parking is available on a first come, first served basis.

Other Information

Council Tax Band E

The Vendor has advised us of the following information:

Lease: 98 years remaining

Maintenance charge: £4,556.00 per annum

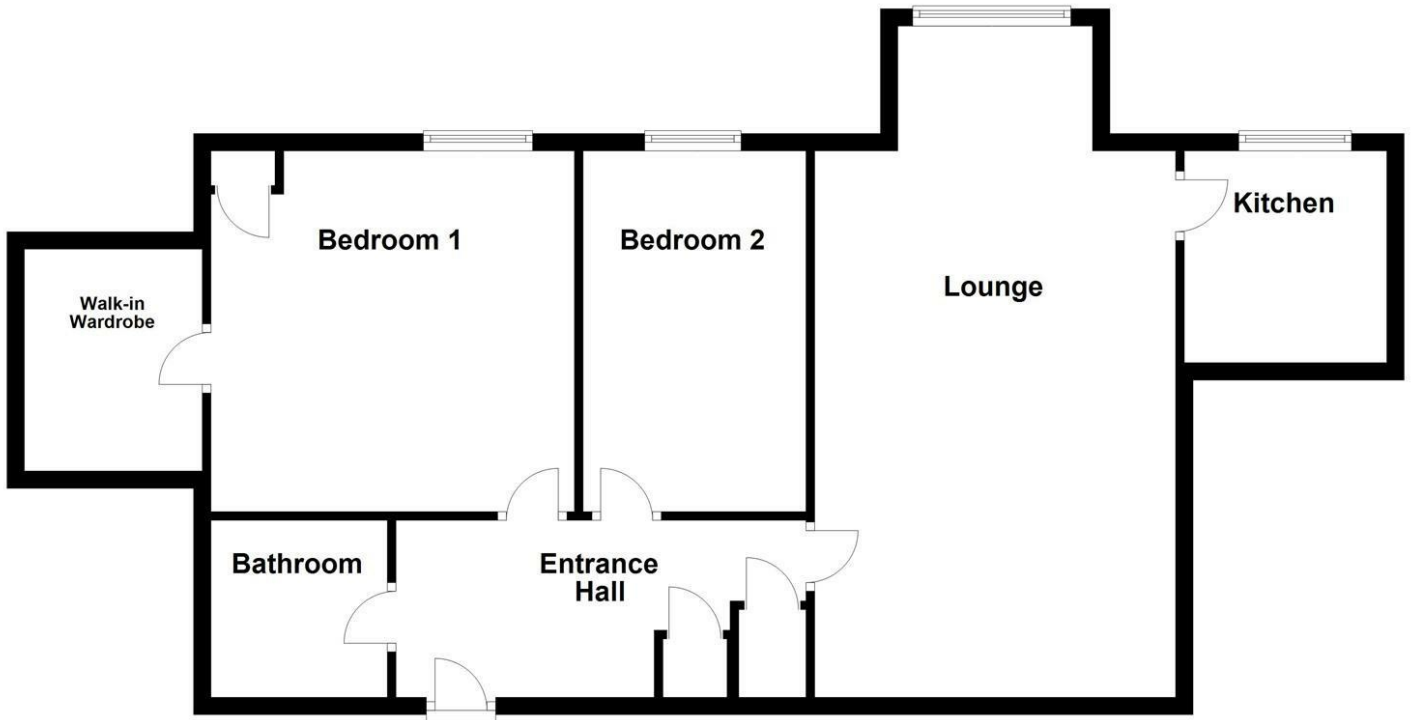
Ground rent: £471.00 per annum

Managing Agents: First Port

Minimum age requirement is 60 years

Floor Plan

Third Floor Retirement Apartment

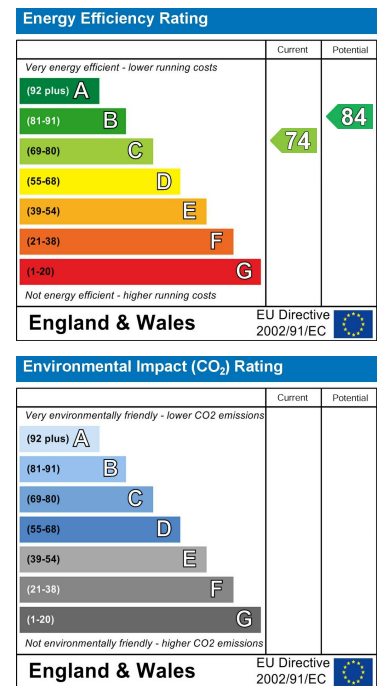


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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