



BROOK GAMBLE



Flat 39, Sovereign Court Wannock Road, Eastbourne, BN22 7JQ

£84,950

A one bedroom first floor purpose built apartment forming part of this POPULAR RETIREMENT DEVELOPMENT, CLOSE TO THE SEAFRONT in the Redoubt area of Eastbourne. The flat offers uPVC double glazing and storage heaters and requires some updating. The development boasts a LARGE RESIDENTS' LOUNGE, a LAUNDRY, a GUEST SUITE and RESIDENTS' PARKING. Being sold CHAIN FREE, viewing is considered essential. Sole Agents.

Communal front door to:

Communal Entrance Hall

Stairs and lift to:

First Floor Landing

Private front door to:

Entrance Hall

Entryphone intercom. Linen cupboard housing insulated cylinder.

Lounge 14'4" x 11'3" (4.37m x 3.43m)



Night storage heater. Wall lights. uPVC double glazed window.

Kitchen 7'9" x 7'6" (2.36m x 2.29m)



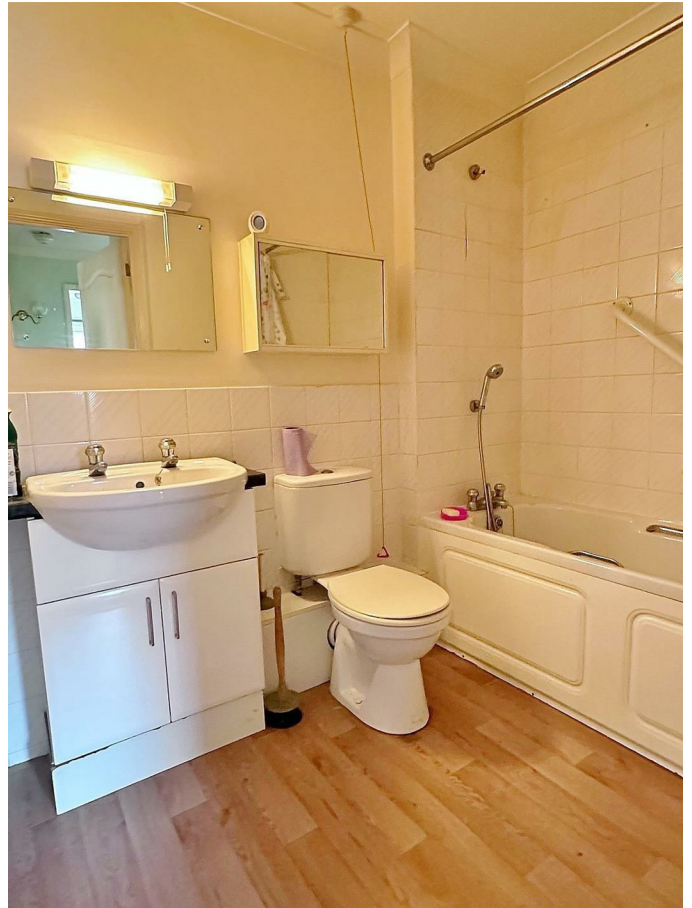
Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring electric hob with cooker hood above. Eye level electric oven. Space for fridge. Space for freezer. Wall units. Part tiling to walls. uPVC double glazed window to side.

Bedroom 14'5" x 8'9" (4.39m x 2.67m)



(Measurements include depth of built-in fitted wardrobe cupboard). Built-in mirror fronted wardrobe cupboard with clothes rail and shelving. Night storage heater. uPVC double glazed window.

Bathroom



Panelled bath with mixer tap and shower attachment. Wash basin with vanity cupboard below. Low level WC. Wall mounted electric heater. Wall light. Part tiling to walls.

Communal Facilities

There is a communal lounge, laundry facilities and a guest suite.

Outside

The property enjoys the benefit of residents' parking.

Other Information

Council Tax Band B

Total floor area 43 square metres

The Vendor has advised us of the following information:

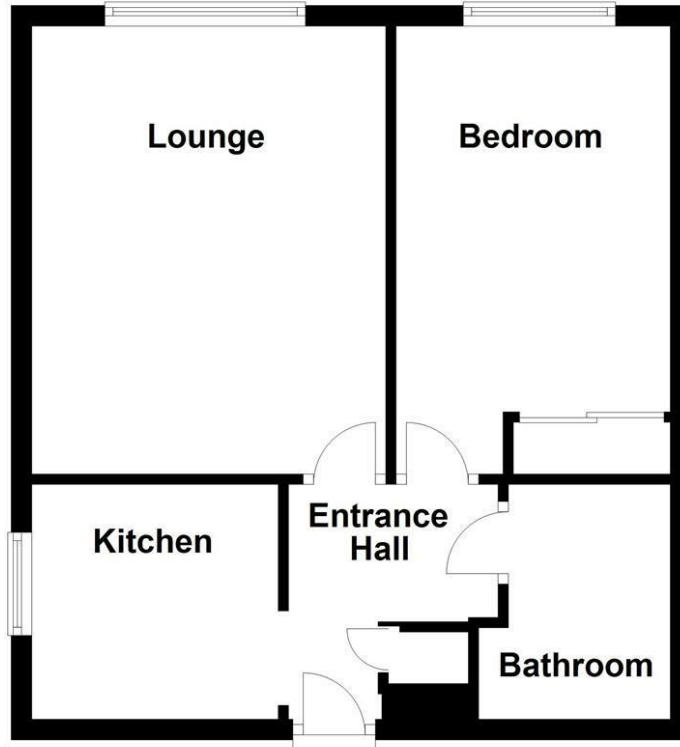
Lease: 63 years remaining

Service charge: £785.00 per quarter

Ground rent: TBC

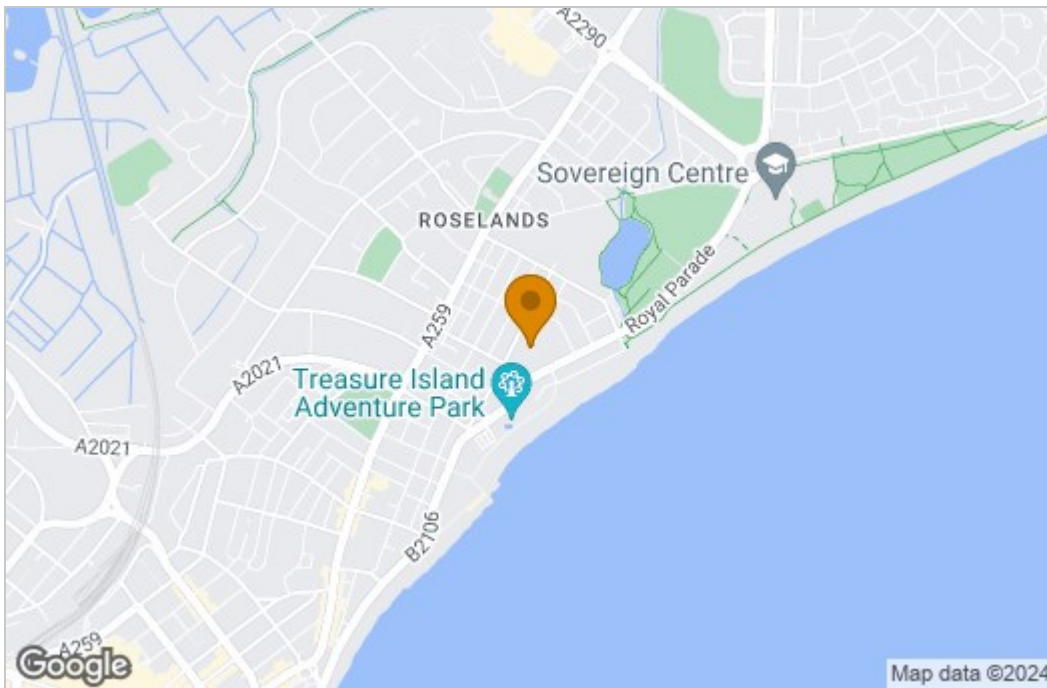
Floor Plan

First Floor Retirement Apartment

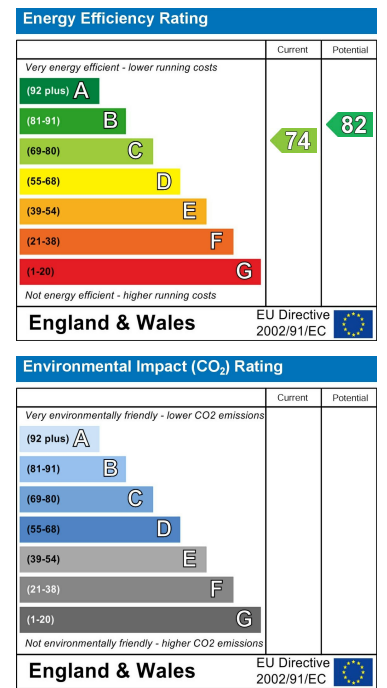


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used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