



BROOK GAMBLE



Flat 13 Cheriton Court Green Street, Eastbourne, BN21 1SB

£104,950

Brook Gamble are pleased to be offering this delightful one-bedroom first-floor retirement apartment offers a perfect blend of comfort and convenience. The property is chain-free and vacant, allowing for a smooth transition into your new home. Ideally located in the charming Old Town of Eastbourne, on Albert Parade, enjoying the benefits of local amenities, such as Corros, The Trident Fish bar, and Waitrose. Upon entering, you will find a welcoming reception room that provides a warm and inviting space to relax or entertain guests. The modern fitted kitchen is designed with functionality in mind, with a built in Fridge/Freezer and electric hob and oven included. The well-appointed bedroom offers a peaceful retreat. One of the standout features of this apartment is the access to communal facilities, which include a delightful walled garden. This serene outdoor space is perfect for enjoying a quiet moment or socialising with fellow residents. This property is ideally situated, allowing you to take advantage of the local amenities and the vibrant community that Old Town has to offer. Whether you are looking to downsize or seeking a peaceful retirement living experience, this apartment presents an excellent opportunity. Over 55's only.

Accommodation Comprising

Communal entrance security entry phone stairs or lift to 1st floor

Main entrance door

Hallway, cupboard housing electric water heater with shelving above for linen, coving to ceiling

Lounge 16'6 x 9'9 (5.03m x 2.97m)

With two modern Dimplex electric heaters, coving to ceiling, feature fire surround with electric fire beneath, television aerial point, sky TV point, BT point, double glazed window to front aspect looking out onto Albert Parade shops, in Green Street.

Kitchen 6'6 x 5'6 (1.98m x 1.68m)

Fitted in a range of wall and floor cupboards and base units with a single bowl sink unit and mixer tap, with complimentary worksurface and matching splashback, a fitted fridge/freezer, coving to ceiling, electric hob with extractor hood above with electric oven beneath.

Bedroom 10'2 x 8'2 (3.10m x 2.49m)

Bedroom

Built-in cupboard with hanging rail, coving to ceiling, wall mounted electric heater, double glazed window to front aspect overlooking Albert Parade shops in Green Street.

Modern Fitted Shower room 6'6 x 5'5 (1.98m x 1.65m)

Shower room

Comprising large walk-in shower cubicle with wall mounted electric shower, shower attachment and riser rail, tiled splashback, low-level WC, wash hand basin vanity unit, shaver point, extractor fan, heated towel ladder, coving to ceiling

Lease and Maintenance information

Council Tax Band B

Total floor area 42 square metres

The Vendor has advised us of the following information:

Lease: a new 99 year lease term will be granted (subject to a re-grant fee)

Service charge: currently £303.53 per month

Ground rent: n/a

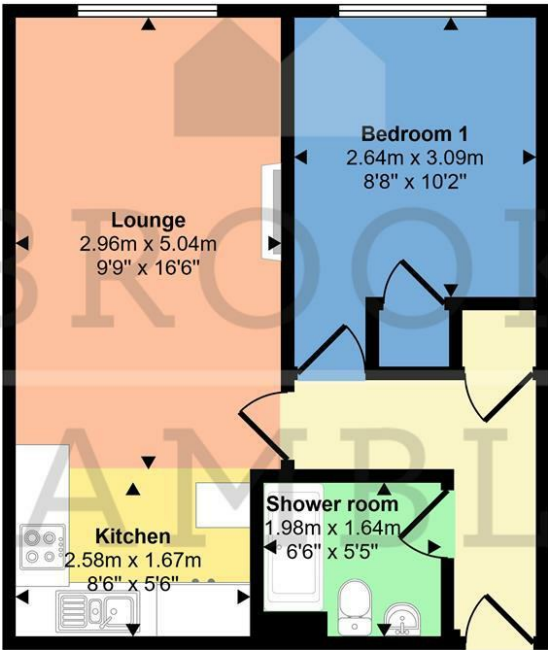
Minimum age criteria is 55 years.

Communal Facilities

The property enjoys the benefits of a residents' lounge and laundry room and a delightful walled communal gardens, and residents parking on a first come first served basis.

Floor Plan

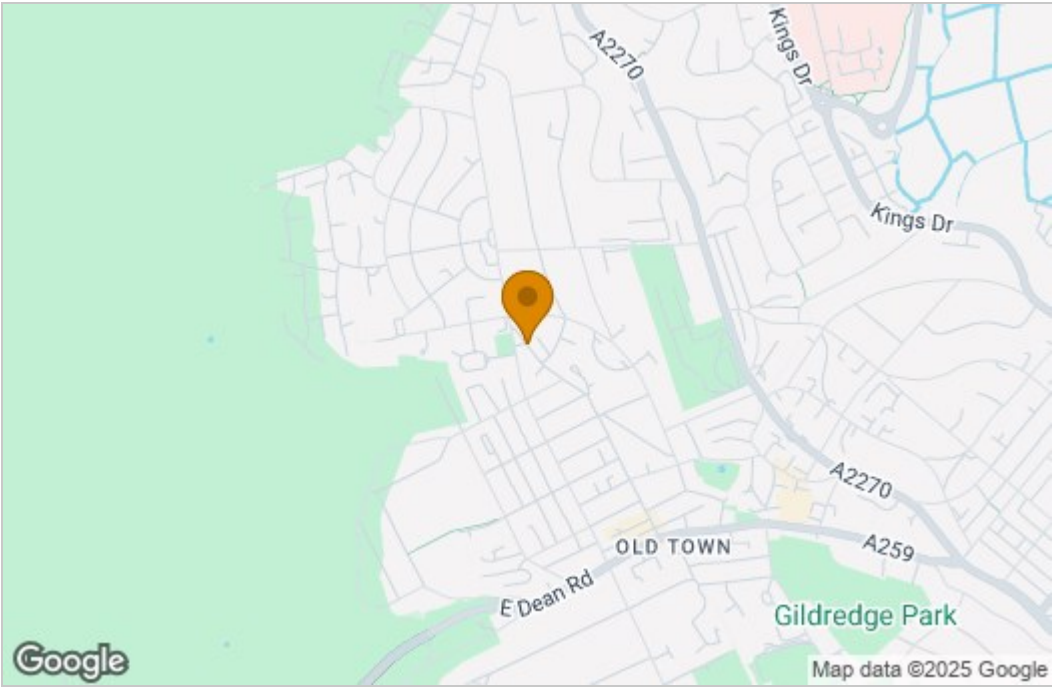
Approx Gross Internal Area
40 sq m / 426 sq ft



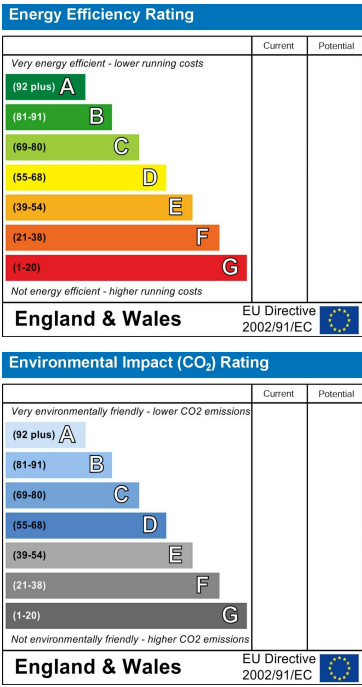
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.