



Marlborough Court Southfields Road, Eastbourne BN21 1BT



welcome to

Marlborough Court Southfields Road, Eastbourne

An immaculately presented two bedroom retirement apartment forming part of this exclusive development on the outskirts of Eastbourne Town Centre. Offered to the market CHAIN FREE, the development offers a range of high quality communal facilities along with fully managed services.



Communal Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

Entrance Hall

Radiator. Airing cupboard housing hot water cylinder. Further built-in cupboard.

Living Room

16' 2" x 14' 3" (4.93m x 4.34m)

Double glazed Juliet balcony. Further double glazed window to the rear aspect. Electric fireplace. Radiator. Internal door leading to;

Kitchen

10' 7" x 7' 11" (3.23m x 2.41m)

Fitted kitchen with a range of wall and base units incorporating a one and a half bowl sink and drainer unit, electric hob with cooker hood above, eye level electric oven, wall mounted gas boiler and double glazed window to the rear.

Bedroom One

13' x 10' 5" (3.96m x 3.17m)

Double glazed window. Radiator. Walk in wardrobe.

Bedroom Two

12' x 8' 9" (3.66m x 2.67m)

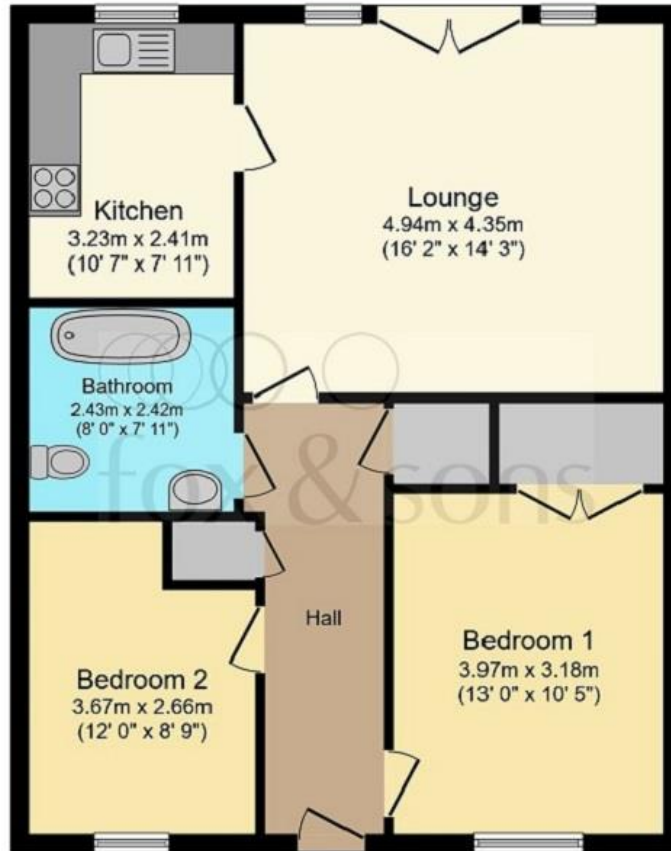
Double glazed window. Radiator.

Bathroom

Partly tiled suite comprising bath with mixer taps and shower attachment, low level w.c, wash hand basin, extractor fan, radiator.

Communal Facilities

Marlborough Court offers a range of communal facilities including a spacious residents lounge, games room and on site restaurant.



Total floor area 70.9 sq.m. (763 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Marlborough Court Southfields Road, Eastbourne

- RETIREMENT APARTMENT
- TWO BEDROOMS
- SPACIOUS AND WELL PRESENTED
- FITTED KITCHEN
- FULLY MANAGED FACILITIES AND SERVICES

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 7536.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120027 - 0003

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