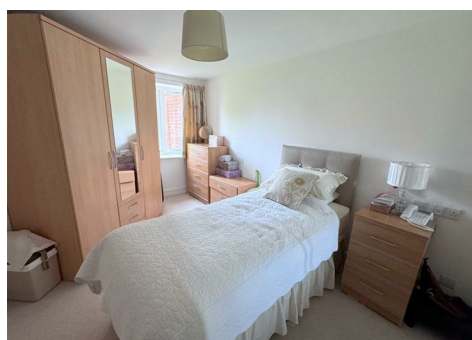
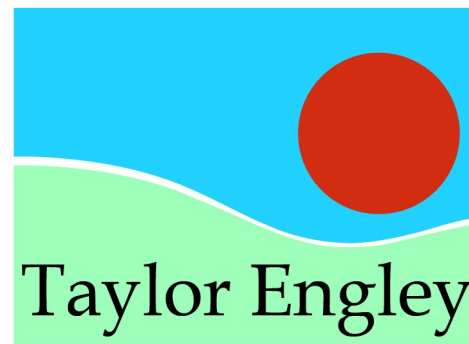


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**Flat 11, Martello Court Jevington Gardens, Lower Meads, Eastbourne, East Sussex, BN21 4SD**  
**Price Guide £175,000 Leasehold**

An opportunity to purchase this well presented and **DECEPTIVELY SPACIOUS ONE DOUBLE BEDROOMED HALL FLOOR APARTMENT** on the rear side of this favoured retirement development with views over parkland and the Church beyond. The accommodation offers spacious accommodation throughout with lounge/dining room, fitted kitchen with oven, hob, fridge freezer, double bedroom and a shower room/wc. The apartment has the benefit of underfloor heating and individual individual controls to all rooms, 24 hour security system with CCTV linked to televisions and includes light fittings and carpets.



The development offers communal facilities including residents lounge, spacious conservatory, laundry room, house manager and attractive landscaped gardens with direct access onto Jevington Gardens. Martello Court is conveniently located just yards from Eastbourne's seafront whilst the town centre is situated approximately half a mile distant with its comprehensive shopping facilities and mainline railway station.

**\* COMMUNAL ENTRANCE HALL \* LIFT AND STAIRS TO ALL FLOORS \* PRIVATE ENTRANCE HALL \* LOUNGE/DINING ROOM \* JULIETTE BALCONY \* FITTED KITCHEN \* DOUBLE BEDROOM \* SHOWER ROOM/WC \* COMMUNAL FACILITIES INCLUDING RESIDENTS LOUNGE, LAUNDRY ROOM, CONSERVATORY \* COMMUNAL GARDENS \* EXTENSIVE VIEWS \* UPVC DOUBLE GLAZING \* UNDERFLOOR HEATING \* VENDOR SUITED \***



## The accommodation

Comprises:

### Communal Entrance Hall

Lift and stairs to all floors, security entry phone system.

### Hall (Upper Ground) Floor

Private front door opening to:

#### Entrance Hall

Large storage cupboard, hot water tank, slatted shelving, intruder alarm system, CCTV.

#### Lounge/Dining Room

22'7 x 10'8 (6.88m x 3.25m)  
(10'8 narrowing to 7')

Upvc full length windows and doors to Juliette balcony having views to the rear, telephone point, television point, under floor heating, feature fireplace, dining area.

#### Fitted Kitchen

7'2 x 6'5 (2.18m x 1.96m)

Fully fitted with a comprehensive range of eye and base level units with complimentary rolled edge moulded work top surfaces, inset single drainer stainless steel sink unit, integrated fridge and freezer, oven and hob, chimney extractor, part tiled walls with complimentary floor tiling, views over Jevington Gardens.

#### Double Bedroom

13'5 x 9'3 (4.09m x 2.82m)

Upvc window to rear, built-in mirror fronted double wardrobe, coved ceiling, television point, telephone point.

#### Shower Room

6'5 x 5'8 (1.96m x 1.73m)

Double shower cubicle with thermostatic shower unit over, vanity wash hand basin with monobloc mixer, dual flush wc, ceramic tiled flooring with complimentary wall tiling.

## Communal Facilities

Include residents lounge, conservatory and laundry room.

## Communal Gardens

### N.B

Current service charge is £215.48 per month which includes comprehensive building insurance, water and sewerage, cleaning of communal areas and window cleaning, lift maintenance (total £2,585.76 per annum).

Length of lease remainder of 125 years from 2013 (114 years remaining)

(All details concerning the terms of the lease and outgoing are subject to verification).

### COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - Currently £1,879.46 until March 2025. (£1,409.59 for single person until March 2025).

## BROADBAND AND MOBILE PHONE

### CHECKER:

For broadband and mobile phone information please see the following website:

[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

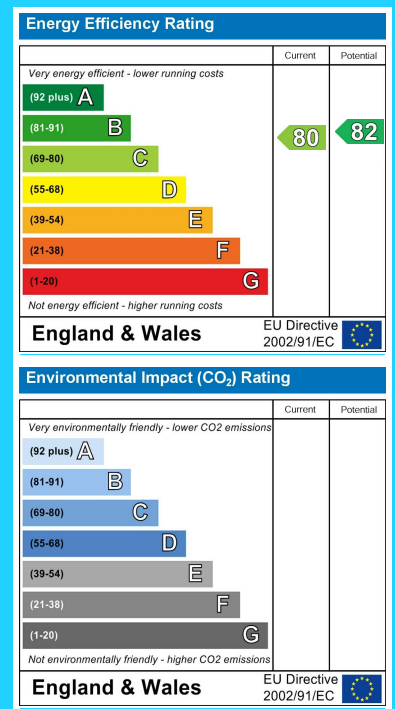
### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.





**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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