



TOWN FLATS



01323 416600

Leasehold

£119,950



1 Bedroom



1 Reception



1 Bathroom



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

A larger design one bedroom third (top) floor apartment forming part of this popular retirement development. Being offered CHAIN FREE and enviably situated in the highly sought after Lower Meads the flat benefits from a wonderful L-shaped lounge/dining room to the rear of the block with glorious views towards the South Downs. Further benefits include a double bedroom, fitted kitchen & shower room/WC. Colonel Stevens Court benefits from a residents lounge, laundry room, communal gardens and residents parking facilities. An internal inspection comes highly recommended.

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

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Main Features

- Lower Meads Retirement Apartment
- 1 Bedroom
- Third (Top) Floor
- Lounge/Dining Room
- Fitted Kitchen
- Shower Room/WC
- Residents Parking Facilities
- Residents Lounge
- Residents Laundry Room
- CHAIN FREE

Entrance

Communal entrance with security entryphone system. Stairs and lift to third (top) floor private entrance door to -

Hallway

Night storage heater. Coved ceiling. Loft hatch. Walk-in airing cupboard.

Lounge/Dining Room

11'2 x 10'5 / 14'4 x 7'9 (3.40m x 3.18m / 4.37m x 2.36m)

Night storage heater. Feature fireplace with inset coal effect electric fire. Coved ceiling. Double glazed window with far reaching views over the Meads. Door to -

Fitted Kitchen

8'8 x 7'8 (2.64m x 2.34m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in electric hob and eye level oven. Extractor cooker hood. Part tiled walls. Double glazed window.

Bedroom

15'6 x 8'11 (4.72m x 2.72m)

Night storage heater. Coved ceiling. Double glazed window to rear aspect with far reaching views over the Meads.

Shower Room/WC

Suite comprising oversized shower cubicle. Low level WC. Vanity unit with inset wash hand basin and cupboards below. Low level WC. Extractor fan. Tiled walls. Wall mounted electric heater. Heated towel rail.

Outside

The flat benefits from resident parking facilities.

Other Details

Colonel Stevens Court also offers a resident's lounge, laundry room and guest suite.

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation

Maintenance: Awaiting confirmation

Lease: 125 years from 1995. We have been informed of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.