



TOWN FLATS



01323 416600

Leasehold



1 Bedroom

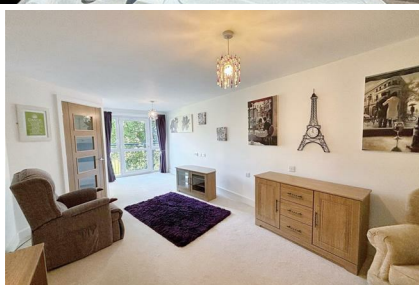


1 Reception



1 Bathroom

£165,000



13 Martello Court, Jevington Gardens, Eastbourne, BN21 4SD

An extremely well presented one bedroom raised ground floor apartment forming part of this luxurious retirement development built by McCarthy Stone. Situated at the rear of the block with glorious views over Jevington Gardens the flat provides well proportioned accommodation comprising of a double bedroom with fitted wardrobes, a luxury shower room, fitted kitchen and double glazing. Enviably situated in the Lower Meads the flat is within east walking distance of the seafront and nearby theatres. There is also a 24 hour Careline and a House Manager on site, office hours, Monday to Friday. Being sold CHAIN FREE an internal inspection comes highly recommended.

13 Martello Court,
Jevington Gardens,
Eastbourne, BN21 4SD

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£165,000

Main Features

- Lower Meads Retirement Apartment
- 1 Bedroom
- Raised Ground Floor
- Lounge
- Juliette Balcony With Wonderful Views Over Jevington Gardens
- Fitted Kitchen
- Luxury Shower Room/WC
- Double Glazing
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Raised ground floor private entrance door to -

Hallway

Large walk-in storage cupboard with light and hot water cylinder.

Lounge

22'3 x 10'6 (6.78m x 3.20m)

Television/satellite point. Door to kitchen. Double glazed door to Juliette balcony providing wonderful views over Jevington Gardens.

Fitted Kitchen

8'6 x 6'5 (2.59m x 1.96m)

Modern range of fitted lightwood wall and base units with chrome handles. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob with stainless steel extractor cookerhood and eye level oven. Integrated fridge/freezer. Tiled walls. Tiled floor. Double glazed window to rear aspect with glorious views over Jevington Gardens.

Bedroom

13'2 x 9'1 (4.01m x 2.77m)

Built-in wardrobes with mirrored sliding doors. Television point. Double glazed window to rear aspect with glorious views over Jevington Gardens.

Luxury Shower Room/WC

Suite comprising walk-in shower cubicle with glass shower screen. Low level WC. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled floor. Tiled walls. Extractor fan. Light/shaver point. Heated towel rail.

Other Details

Martello Court is set in well maintained communal gardens. There is a residents lounge with kitchen area, store room for mobility scooter and a laundry room.

EPC = C

Council Tax Band = B

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: £212.50 half yearly.

Maintenance: £215.48 per calendar month.

Lease: 125 years from 2013. We have been advised 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.