



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £150,000



## 11 Martello Court, Jevington Gardens, Eastbourne, BN21 4SD

\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*

Being sold CHAIN FREE, this 'Upper' ground floor retirement flat in Lower Meads has a double bedroom with fitted wardrobes and has a generous sitting/dining room with a Juliette balcony overlooking gardens at the rear. Further benefits include a fitted kitchen with fully integrated appliances with a well appointed shower room/wc also included. Underfloor heating extends throughout. The block also includes benefits such as communal gardens, a residents lounge and laundry facilities further enhance this most appealing apartment that is also within close walking distance of the Towner Art Gallery and Congress Theatre.



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[info@townflats.com](mailto:info@townflats.com)

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Jevington Gardens,  
Eastbourne, BN21 4SD

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## Main Features

- Lower Meads Retirement Apartment
- 1 Double Bedroom
- Upper Ground Floor
- Lounge/Dining Room
- Juliette Balcony
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Underfloor Heating
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Upper ground floor Private entrance door to -

### Entrance Hallway

Large walk-in boiler/storage cupboard. Carpet.

### Sitting/Dining Room

22'5 x 10'7 (6.83m x 3.23m )

Fireplace with decorative surround, mantel above and inset fire. Carpet. Underfloor heating. Double glazed window to rear aspect and double glazed door to Juliette balcony.

### Fitted Kitchen

8'5 x 6'5 (2.57m x 1.96m )

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and 'eye' level oven. Integrated fridge and freezer. Range of wall mounted units. Extractor. Tiled floor. Double glazed window to rear aspect.

### Double Bedroom

13'4 x 9'0 (4.06m x 2.74m )

Built-in wardrobe. Carpet. Underfloor heating. Double glazed window to rear aspect.

### Shower Room/WC

Suite comprising walk-in shower with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Tiled floor. Tiled walls. Underfloor heating.

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.