



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £174,950



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

One bedroom retirement flat with TWO balconies, at the rear of the building boasting views over Jevington Gardens. Larger than usual design with a modern fitted kitchen with stone work surfaces. Martello Court is an ever popular retirement complex with a residents lounge, mobility scooter storage, laundry room, courtyard and direct access on to the Jevington Gardens. Being sold chain free!



[www.town-property.com](http://www.town-property.com)



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

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

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## Main Features

- Larger Design Lower Meads Retirement Apartment
- 1 Bedrooms
- First Floor
- Lounge/Dining Room
- 2 x Sun Balconies With Views Over Jevington Gardens
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- 24 Hour Emergency Call System With Call Points & Pendant Alarm
- CHAIN FREE

## Entrance

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

## Hallway

Entryphone handset. Large airing cupboard.

## Lounge/Dining Room

20'8 x 11'7 (6.30m x 3.53m )

Electric fireplace with surround and mantle above. Underfloor heating. Double glazed window and door to balcony with glorious views over Jevington Gardens. Door to -

## Fitted Kitchen

8'2 x 7'1 (2.49m x 2.16m )

Range of fitted wall and base units with under unit lighting. Stone worktop with inset single drainer sink unit with boiling hot water tap. Inset electric hob and electric oven. Extractor cooker. Integrated fridge and microwave. Underfloor heating. Double glazed window.

## Bedroom

12'10 x 9'3 (3.91m x 2.82m )

Built-in wardrobe. Underfloor heating. Double glazed window and door to balcony.

## Modern Shower Room/WC

Suite comprising large walk-in shower cubicle with wall mounted shower. Wash hand basin set in vanity unit with mixer tap and cupboard below. Low level WC. Extractor fan. Underfloor heating.

EPC = B

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.