



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £112,500



## 45 Cranbrook, Pembury Road, Eastbourne, BN23 7FD

Cranbrook is an 'extra care' facility situated within Langney and the flat itself is available on a shared ownership basis at 75%. The development and flat is wheelchair friendly, comprising; hallway, two double bedrooms, large lounge diner with a Juliette balcony with views over the residents gardens and to the Downs, kitchen and wet room accessible from the hallway and bedroom 1. Cranbrook has an on site carer team who arrange a care package for residents, as well as offers; residents lounge, restaurant, landscaped gardens, mobility scooter storage, hairdressing room and guest suite.



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Pembury Road,  
Eastbourne, BN23 7FD

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Main Features

- 75% Share Of This High Care Facility Apartment
- 2 Bedrooms
- Second Floor
- Lounge/Dining Room
- Fitted Kitchen
- Jack & Jill Wet Room/WC
- Residents Lounge, Restaurant, Guest Suite & Laundry Room
- Courtyard, Communal Gardens and Parking
- Mobility Scooter Storage & Hairdressing Room

Entrance

Stairs and lift to second floor.

Hallway

Two storage cupboards. Underfloor heating.

Lounge/Dining Room

20'0 x 11'0 (6.10m x 3.35m )  
Underfloor heating. Double glazed window overlooking the residents gardens. Double glazed door to Juliette balcony.

Fitted Kitchen

11'5 x 7'7 (3.48m x 2.31m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob. 'Eye' level electric oven. Washer/dryer and fridge/freezer (included). Underfloor heating.

Bedroom 1

13'8 x 10'10 (4.17m x 3.30m )  
Underfloor heating. Double glazed window overlooking the residents gardens. Door to Jack & Jill wet room.

Bedroom 2

10'6 x 6'11 (3.20m x 2.11m )  
Underfloor heating. Double glazed window overlooking the residents gardens.

Jack & Jill Wet Room/WC

Jack & Jill style with access from Bedroom 1 and hallway. Low level WC. Wash hand basin. Shower area with seat, wall mounted shower and hand rail. Underfloor heating.

Other Details

Residents lounge, restaurant, guest suite, laundry room, courtyard, gardens and parking.

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: Peppercorn

Maintenance: £584.23 per calendar month

Lease: 125 years from 2012. 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.