



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£110,000



48 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 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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info@townflats.com

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Main Features	Communal Entrance Stairs and lift to third floor.
<ul style="list-style-type: none">• High Care Facility• Purpose Built Flat• 3rd Floor• 2 Bedrooms• Lounge/Dining Room• Kitchen• Wet Room/WC• Residents Lounge, Restaurant, Guest Suite & Laundry Room• Courtyard, Communal Gardens and Parking• CHAIN FREE	Entrance Hallway Two storage cupboards.
	Lounge/Dining Room 20'7 x 10'9 (6.27m x 3.28m) Double glazed window and Juliette balcony door to front with views of the South Downs.
	Kitchen 11'4 x 7'6 (3.45m x 2.29m) Wall and base units. Worktops. Electric hob and eye level oven. Extractor cooker hood. Space and plumbing for washing machine and fridge freezer.
	Bedroom 1 13'9 x 10'10 (4.19m x 3.30m) Double glazed window to front aspect.
	Bedroom 2 10'3 x 7'2 (3.12m x 2.18m) Double glazed window to front aspect.
	Wet Room/WC Accessed from the hallway and bedroom one. Low level WC. Wash hand basin. Shower.
	Other Details: Residents lounge, restaurant, guest suite, laundry room, courtyard, gardens and parking.
	EPC = C
	Council Tax Band = B
	Agents Note: Maintenance charge per month is £584.23 with £0 per month for the 25% rent. Any purchaser would have to qualify for suitability and affordability.

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 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.