



50 Marlborough Court, Southfields Road, Eastbourne, BN21 1BT

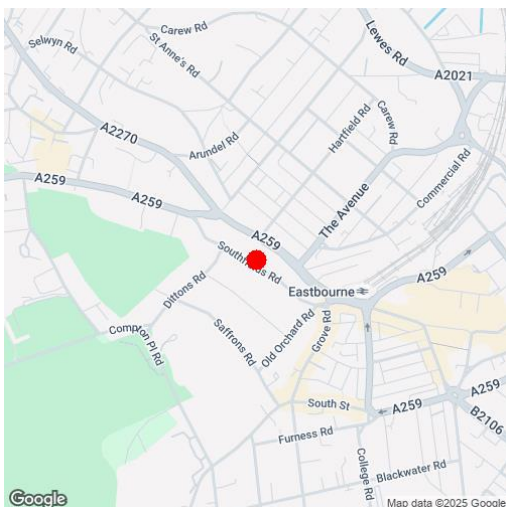
Price £225,000 | Leasehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A well proportioned two bedroom apartment forming part of a superior purpose-built retirement development with excellent communal amenities including a residents' restaurant, conveniently located within a few hundred yards of Eastbourne railway station. The apartment is situated on the third floor with accommodation that includes a generous living room with floor to ceiling windows enjoying a pleasant outlook and a fitted kitchen with a good range of wall and base units together with an integrated oven, hob, dishwasher and fridge/freezer. Both bedrooms have fitted wardrobes and are served by a re-fitted shower room with walk-in shower cubicle. Other benefits include gas central heating and sealed unit double glazing. Communal facilities include a residents' lounge, a restaurant, guest suite, landscaped gardens and residents' parking. The 24-hour on-site staff offers owners the opportunity of retaining independence within an active social community. Marlborough Court is within half a mile from a host of different amenities in Eastbourne town centre and a mile away from the seafront.





At a Glance:

- Superior retirement complex with residents' restaurant
- Two bedrooms
- Re-fitted shower room with walk-in shower cubicle
- Fitted kitchen with integrated appliances
- Residents' parking
- Convenient location within a few hundred yards of the railway station
- 24 hour on-site staff
- Gas central heating
- Sealed unit double glazing

Accommodation:

STAIRS AND PASSENGER LIFT TO THIRD FLOOR

FRONT DOOR

HALL

LIVING ROOM

18'9" (5.72m) x 11'8" (3.56m)

KITCHEN

10'6" (3.2m) x 8'0" (2.44m)

BEDROOM 1

14'0" (4.27m) x 10'10" (3.3m) plus depth of fitted wardrobe

BEDROOM 2

10'4" (3.15m) x 9'0" (2.74m) plus door recess

SHOWER ROOM / WC

OUTSIDE:

DELIGHTFUL SOUTH WESTERLY FACING GARDENS

GARAGE

LEASE:

125 years from March 2000

MAINTENANCE:

£764.37 per month

GROUND RENT:

peppercorn

SUB-LETTING:

allowed

PETS:

allowed

COUNCIL TAX:

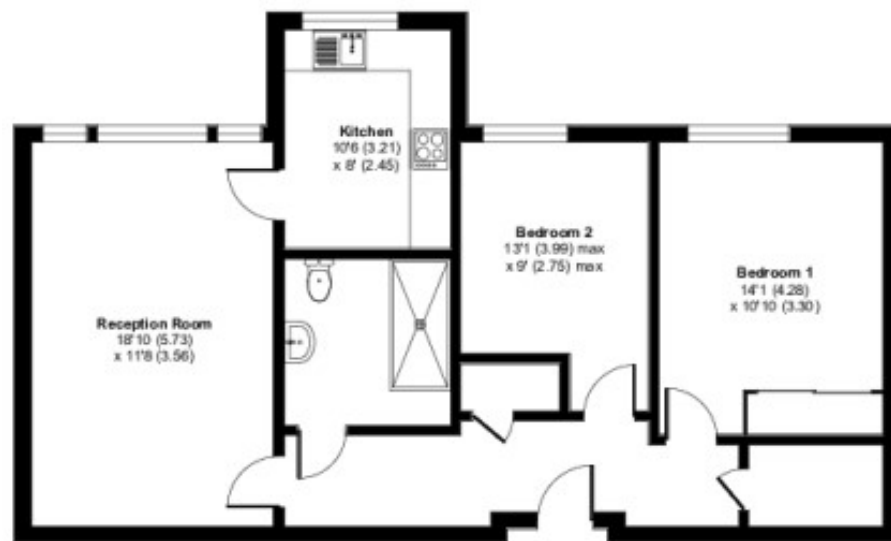
Band 'E'

EPC:

'C'

(All details concerning the terms of the Lease & outgoings are subject to verification)





For illustrative purposes only

Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk