TOWN FLATS

01323 416600

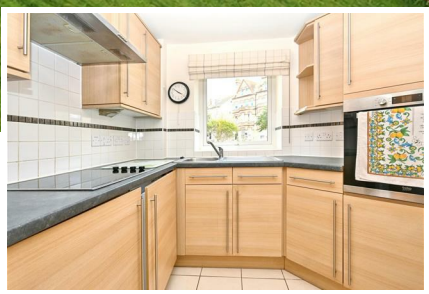
Leasehold

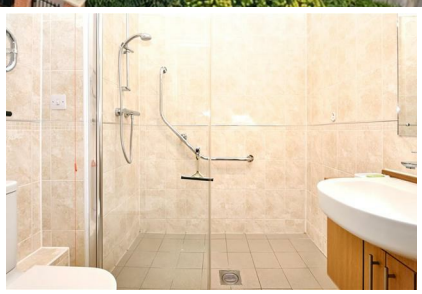
1 Bedroom | 1 Reception | 1 Bathroom

£165,000









5 Martello Court, 3-15 Jevington Gardens, Eastbourne, BN21 4SD

This beautifully presented one bedroom retirement apartment is located within a prestigious McCarthy Stone development, designed exclusively for the over 60s. Positioned to the front of the development, the apartment has the rare benefit of having a double glazed door from the lounge providing direct access onto the front patio. The accommodation is light, spacious, and thoughtfully laid out, featuring underfloor heating throughout for year round comfort. The property is offered chain free, making it an ideal choice for those seeking an easy and stress free move. Perfectly situated to combine the very best of coastal and town living, this sought after development offers convenient access to both the beach and the vibrant town centre. Residents can also enjoy a range of communal facilities, including an elegant residents' lounge, well equipped laundry room, and secure mobility scooter storage and charging area. Residents' parking is available (subject to permit availability). This high end development offers a welcoming and secure environment, making it a perfect place to enjoy a relaxed and independent retirement lifestyle.

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Leasehold

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£165,000

Main Features

- Well Presented CHAIN FREE Lower Meads Retirement Apartment
- 1 Bedroom
- Ground Floor
- Lounge/Dining Room With Direct Access To Communal Patio
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Underfloor Heating Throughout
- Elegant Residents Lounge, Laundry Room & Secure Mobility Scooter Storage
- Residents Parking

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Walk-in cupboard housing electric boiler. Inset spotlights.

Lounge/Dining Room
22'3 x 10'7 (6.78m x 3.23m)
Inset spotlights. Door to kitchen. Double glazed window and door to communal patio to the front.

Fitted Kitchen
8'5 x 6'4 (2.57m x 1.93m)
Modern range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and stainless steel extractor cooker hood above. Eye level oven. Built-in fridge and freezer. Part tiled walls. Tiled floor. Extractor fan. Double glazed window.

Bedroom
12'8 x 9'0 (3.86m x 2.74m)
Fitted wardrobe with mirrored sliding doors. Double glazed window.

Modern Shower Room/WC
White suite comprising shower cubicle. Low level WC. vanity unit with inset wash hand basin, mixer tap and cupboard under. Tiled walls. Tiled floor. Heated towel rail. Extractor fan.

Other Details
Martello Court is set in well maintained communal gardens. There is a residents lounge with kitchen area, store room for mobility scooter, guest suite, courtyard, laundry room and usage of the stunning Jevington Gardens.

Council Tax Band = C

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 paid half yearly
Maintenance: £232.97 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.