

Marlborough Court Southfields Road

Eastbourne, BN21 1BT

Guide price £170,000

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Phil Hall Estate Agents welcomes to the market Marlborough Court, an exceptionally well-presented one-bedroom first floor apartment which offers a wonderful opportunity to enjoy independent living within a welcoming and well-cared-for retirement community, located in the heart of Eastbourne.

From the moment you arrive at Marlborough Court, you are greeted by an inviting entrance and a true sense of community. The building itself has been thoughtfully designed for residents aged 55 and over, combining independent living with the peace of mind of on-site management, high-quality communal facilities, and beautifully maintained surroundings.

Located on the first floor, accessible via both lift and stairs, this delightful apartment offers bright and well-proportioned accommodation throughout.

Upon entering, a welcoming entrance hallway provides access to all principal rooms.

To the right, you will find the spacious through living and dining room, a generous dual-purpose space that is perfect for relaxing, entertaining, or enjoying meals with friends. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

Just off the living area is the modern fitted kitchen, thoughtfully laid out and well-equipped for everyday convenience. The kitchen features an array of wall-mounted and matching base units with coordinated work surfaces, as well as a built-in electric oven, four-ring hob with extractor hood, and integrated fridge, freezer, and washing machine. Every detail has been designed with practicality in mind, ensuring it is both functional and easy to maintain.

The double bedroom is equally impressive, offering ample space for bedroom furniture and a restful ambiance. A particularly attractive feature is the walk-in wardrobe, providing excellent storage space while maintaining the uncluttered feel of the room. Completing the accommodation is a modern shower room, fitted in a wet-room style for ease of access and practicality.







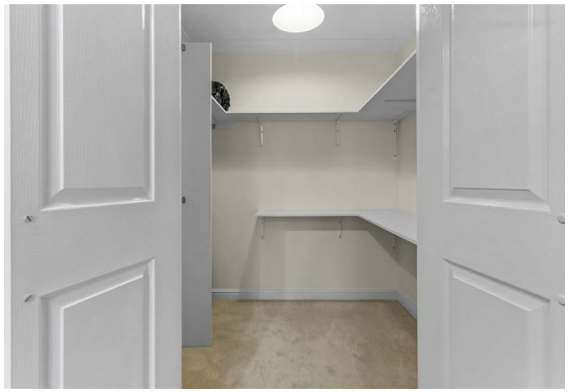


















LOCATION, LOCATION, LOCATION
Marlborough Court is ideally situated on Southfields Road, within easy reach of Eastbourne's excellent amenities. The nearby town centre offers a wide range of shops, restaurants, and cafés, while the seafront and beautiful Eastbourne promenade are just a short distance away, perfect for enjoying coastal walks and sea air. Public transport links are readily available, providing easy access to local services and surrounding areas.

Marlborough Court
What truly sets Marlborough Court apart is its vibrant, friendly community and exceptional range of on-site facilities. The development comprises 66 well-appointed apartments, surrounded by beautifully landscaped communal gardens that are regularly tended by the on-site groundsman. Residents are welcome to enjoy the outdoor seating areas, flower beds, and peaceful lawns that provide a tranquil setting in which to relax or socialise.

Inside, the communal areas are equally impressive, with a comfortable residents' lounge that serves as the social heart of the community. Morning coffee is served here from Monday to Saturday, offering a great opportunity for residents to catch up and enjoy each other's company.

A varied weekly social calendar is in place, featuring activities such as Yahtzee, Bingo, gentle exercise classes, and occasional special events. For those who prefer quieter pursuits, the lounges and communal areas offer pleasant spaces to read, chat, or simply enjoy the peaceful surroundings.

The Owner's Dining Room provides a daily freshly prepared three-course lunchtime meal, offering a different menu every week, with special themed lunches throughout the year that create a true sense of occasion and community spirit.

The Court is overseen by a dedicated Court Manager, with a Duty Manager on-site 24 hours a day, ensuring help and support are always close at hand. Residents also benefit from a weekly cleaning service carried out by the courteous housekeeping team, maintaining the building and individual apartments to a high standard.

For visiting family and friends, there is a well-appointed guest suite available, providing comfortable overnight accommodation and allowing residents to host loved ones with ease.

Communal Entrance
Stairs and lift servicing each floor

Private Entrance Hall

Living Room/Dining Room
24'03 max x 11'05 (7.39m max x 3.48m)

Kitchen
10'07 x 7'11 (3.23m x 2.41m)

Bedroom
13'03 x 10'08 (4.04m x 3.25m)

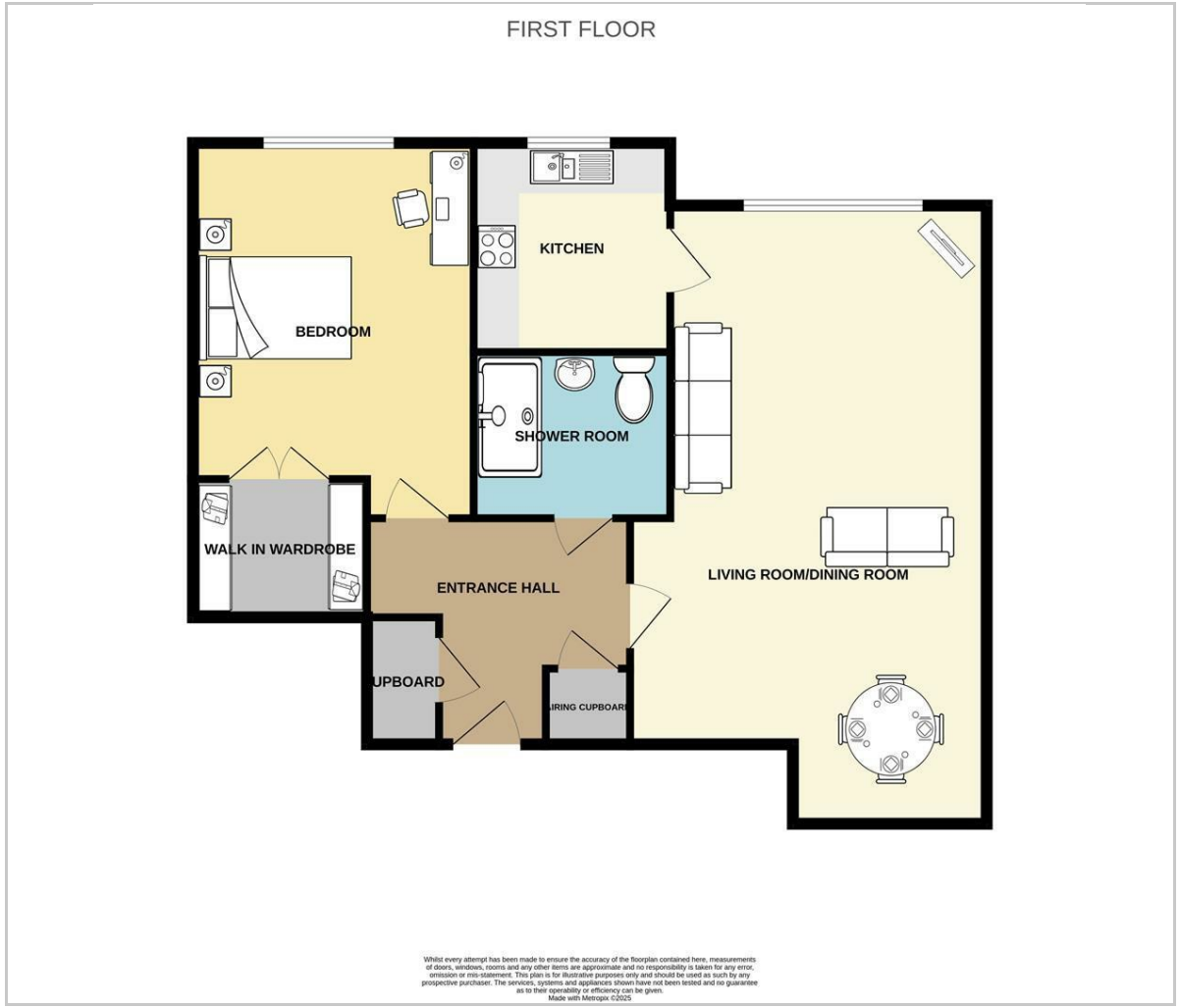
Walk in Wardrobe
6'06 x 4'08 (1.98m x 1.42m)

Shower Room
8'06 x 7'11 (2.59m x 2.41m)

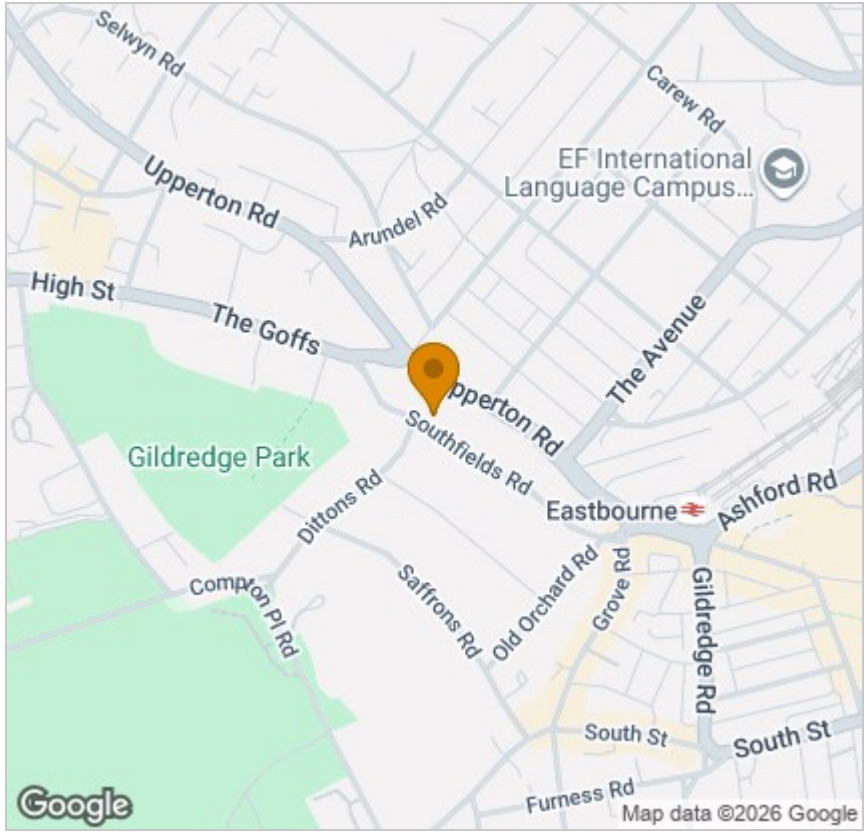
Communal Gardens
One of Marlborough Court's most appealing features is its beautifully maintained communal gardens, providing residents with a peaceful outdoor retreat to enjoy throughout the seasons. At the heart of the gardens is an attractive central lawn, bordered by a paved pathway that gently meanders around the grounds. Several patio seating areas are thoughtfully positioned around the gardens, creating ideal spots to sit, relax and enjoy the surroundings. The gardens are enclosed by an abundance of colourful flower beds, mature shrubs and established planting, creating a charming and tranquil haven away from the hustle and bustle of everyday life. Whether enjoying a morning coffee, reading a book in the sunshine or simply appreciating the attractive surroundings, the gardens offer a wonderful extension of the living space and a real sense of community.

Lease Information
We have been advised that the property is leasehold with approx 965 years remaining on the lease, service charge is £10,084 per annum and includes

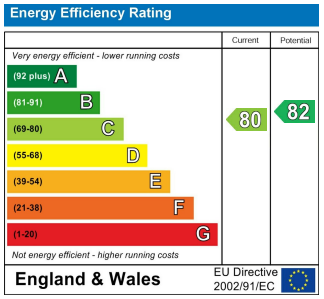
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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