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est. 1978

Taylor Engley

Flat 32 Colonel Stevens Court, 10a Granville Road, Eastbourne, East Sussex, BN20 7HD
Asking Price £145,000 Leasehold

An opportunity arises to acquire this well presented two bedroom first floor apartment forming part of this highly sought after retirement development, located in the Meads area of Eastbourne. The apartment features a spacious sitting/dining room, shower room/wc, double glazing and night storage heating. Colonel Stevens Court offers a house manager, and features a residents lounge, laundry room, guest bedroom, at additional nightly charge, communal gardens and residents parking facilities. The flat is being offered CHAIN FREE.

Colonel Stevens Court is located in the favoured Meads area of Eastbourne, being approximately three quarters of a mile distant from Eastbourne's town centre which offers a comprehensive shopping facilities, mainline railway station and seafront , Bus service serve the local area.

*** HIGHLY SOUGHT AFTER MEADS LOCATION * FAVOURED COLONEL STEVENS COURT DEVELOPMENT * COMMUNAL ENTRANCE HALL * HALL * SITTING/DINING ROOM * KITCHEN * TWO BEDROOMS * SHOWER ROOM * COMMUNAL FACILITIES INCLUDING RESIDENTS LOUNGE & LAUNDRY ROOM * GUEST BEDROOM AT ADDITIONAL NIGHTLY CHARGE, COMMUNAL GARDENS * RESIDENTS PARKING ON A FIRST COME FIRST SERVED BASIS * CHAIN FREE ***

The accommodation
Comprises:

Door opening to communal entrance hall, with passenger lift or stairs rising to first floor, front door to:

Hall
Security entry phone, night storage heater, built-in cupboard with light housing cylinder, built-in store cupboard housing elecrtic meter.

Sitting/Dining Room
20'10 x 11'2 max (6.35m x 3.40m max)
(11'2 max reducing to 9')
Mock fireplace with fitted electric fire, three wall lights, night storage heater, outlook to rear towards the communal gardens, double doors opening to:

Kitchen
12'6 max x 5'8 max (3.81m max x 1.73m max)
(maximum measurement include depth of fitted units)
Range of base and wall mounted cupboards, worktops with tiled splash back and inset single drainer sink unit, electric eye level oven with cupboard above and below, electric hob with extractor fan over, space for under counter fridge.

Bedroom 1
13'8 x 9'3 (4.17m x 2.82m)
Night storage heater, two wall lights, outlook to rear over communal gardens.

Bedroom 2
13'9 max x 7'11 (4.19m max x 2.41m)
(13'9 max reducing to 11'7)
Night storage heater, wall light, outlook over communal gardens

Shower Room
Spacious shower cubicle with grab handle and seat, wash hand basin set into cabinet with cabinet, shelving and mirror over, low level wc, medicine cabinet, tiled walls, chrome effect heated towel rail.

Communal Facilities
Residents lounge, guest bedroom at additional nightly charge, laundry room, communal gardens, residents parking on a first come first served basis.

NB
Term of lease 125 years from 1 February 1995.

FIRST PORT Residential Property Management service charge: 1 March 2026 to 31 August £2,275.19

Estates & Management Limited, Ground Rent: half yearly rent in advance 01 March 2026 to 31 August £291.22

We have been informed that it is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

(All details concerning the term of the lease and outgoings are subject to verification)

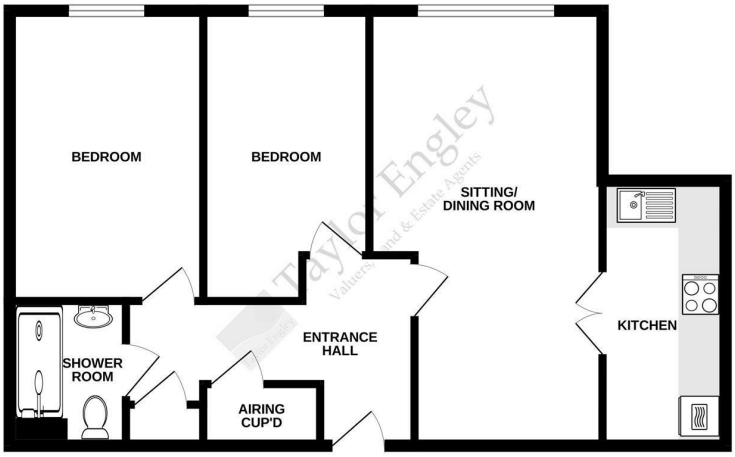
COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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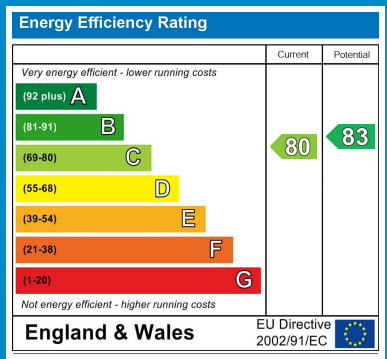

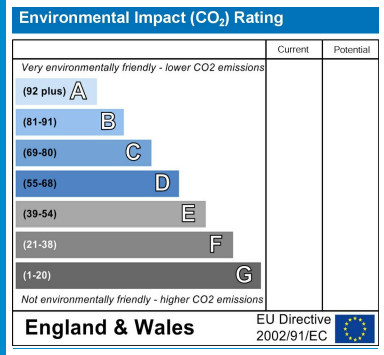

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.