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est. 1978
Taylor Engley









Flat 41, Sovereign Court 21 Wannock Road, Eastbourne, East Sussex, BN22 7JQ
Chain Free £109,950 Leasehold

A WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT being within a short stroll to the seafront in the Redoubt area of Eastbourne. The accommodation comprises a communal entrance hall, private entrance hall, modern kitchen, living room, bedroom and modern bathroom/wc. The property is served by the lifeline pull cord system although is designed with independent living in mind. There are also communal facilities including residents lounge, laundry room, gardens and there is parking to the front of the building EPC=C.



The apartment is situated within close proximity to local shops and amenities in nearby Seaside whilst Eastbourne town centre with its mainline railway station, comprehensive shopping facilities theatre an seafront are approximately one mile distant.

*** EXCELLENT CONDITION * FIRST FLOOR RETIREMENT APARTMENT * MODERN KITCHEN * MODERN SHOWER ROOM/WC * SITTING ROOM * BEDROOM WITH BUILT-IN WARDROBES * DOUBLE GLAZED * ELECTRIC HEATING * COMMUNAL LOUNGE AND GARDENS * LAUNDRY ROOM * SHORT STROLL TO THE SEAFRONT ***





The accommodation
Comprises:

COMMUNAL ENTRANCE HALL
With lift and stairs to all floors.

FIRST FLOOR LANDING
Private front door opening to:

HALLWAY
With spacious storage cupboard, LifeLine cord.

LIVING/DINING ROOM
16'7 x 11'1 (5.05m x 3.38m)
With upvc bay windows to front, electric panel heater, electric fireplace, wall light points, television aerial point, coved ceiling.

KITCHEN
7'9 x 7'6 (2.36m x 2.29m)
With a comprehensive range of matching white fronted eye and base level units with complimentary rolled edge moulded work top surfaces over with inset single drainer sink unit with chrome mixer taps. Integrated fridge freezer, four burner electric hob with electric oven under, part tiled walls in complimentary tiling, LifeLine cord.

BEDROOM
14'6 x 9'0 (4.42m x 2.74m)
With upvc window to front, electric panel heater, LifeLine cord.

BATHROOM/WC
7'6 x 6'3 (2.29m x 1.91m)
With a white suite comprising panelled bath with mixer taps and shower unit over with glazed screen, low level wc, pedestal hand wash basin with chrome fitments, chrome heated towel rail, fully tiled walls in complimentary tiling, wall mounted extractor, LifeLine cord.

COMMUNAL FACILITIES

N.B
The current length of lease is 99 years from 31st October 1988 until 25th March 2087 maintenance charges are currently £2700.00 per annum

Term of lease 99 years from 25 March 1988.

Ground Rent from 25.03.2021 £150 per annum until 25.03.2054 and then increasing to £300 for the remainder of the term.

Age Restrictions, A male who is aged sixty years or over at the date of his first occupation of the Demised Premises or a female who is aged fifty five years or over at the date of her first occupation of the Demised Premises.

No Pets.

COUNCIL TAX BAND:
Council Tax Band - 'B' Eastbourne Borough Council.

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

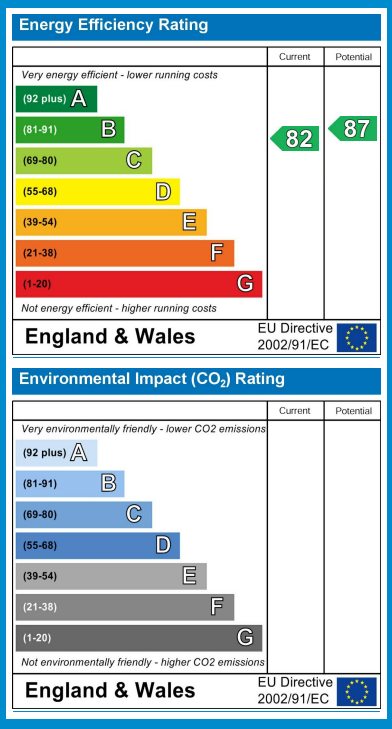
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

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







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.
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