



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

Price £199,000 | Leasehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962





### 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:**

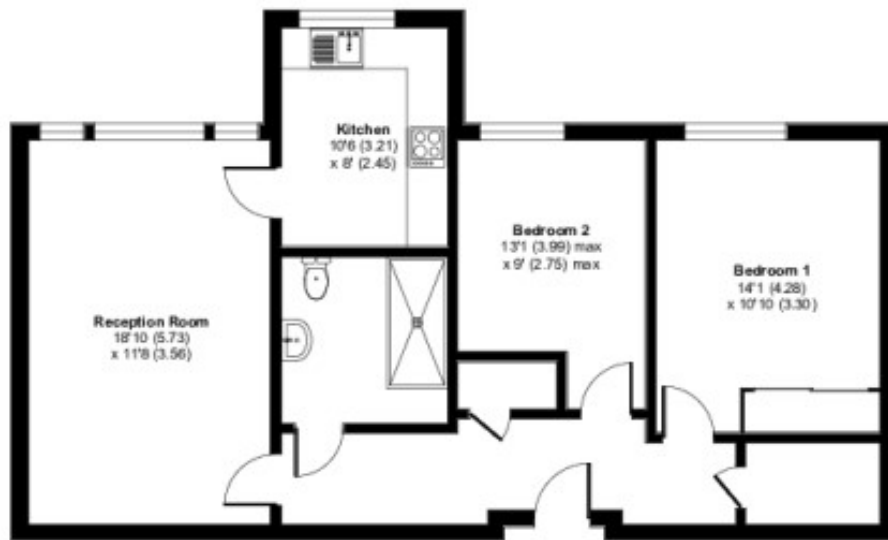
Band `E`

**EPC:**

`C`

(All details concerning the terms of the Lease & outgoing 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**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)