



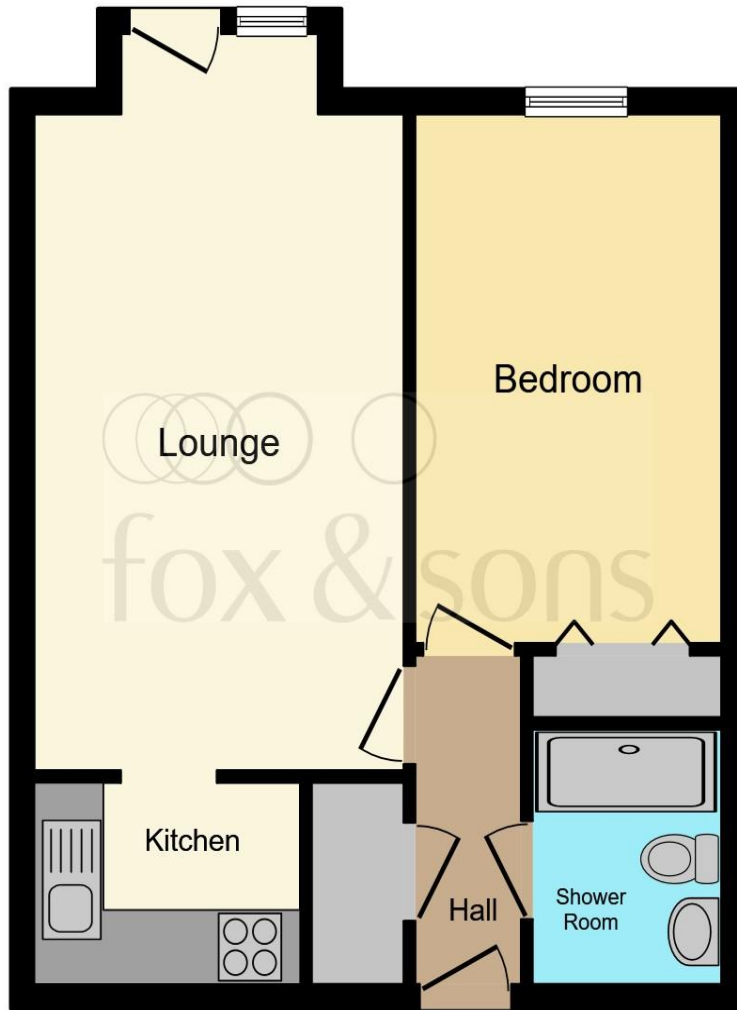
**Homeglade House St. Johns Road, Eastbourne BN20 7PZ**

**welcome to**

**Homeglade House St. Johns Road, Eastbourne**

A spacious ground floor retirement flat located in the popular Meads area close to Meads village with a range of shops, restaurants and local facilities benefiting from communal areas including direct access from living room onto the beautiful communal lawns, parking, lounge and laundry.





## Communal Entrance

## Entrance Hall

## Living Room

10' 5" max x 18' 8" max ( 3.17m max x 5.69m max )

## Kitchen

5' 4" max x 7' 3" max ( 1.63m max x 2.21m max )

## Bedroom

14' 9" max x 8' 7" max ( 4.50m max x 2.62m max )

## Shower Room

## Communal Areas

## Parking

Total floor area 43.1 sq.m. (464 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Homeglade House St. Johns Road, Eastbourne

- \*\*\* GUIDE PRICE £65,000 - £75,000 \*\*\*
- ONE BEDROOM RETIREMENT FLAT
- COMMUNAL LOUNGE AND LAUNDRY
- DIRECT ACCESS TO COMMUNAL GARDENS
- COMMUNAL GARDENS AND PARKING

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 4800.00

Ground Rent: 898.50

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£65,000 - £75,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/EBN120629](https://fox-and-sons.co.uk/Property/EBN120629)



Property Ref:  
EBN120629 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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