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Taylor Engley



Flat 15, Homeglade House St. Johns Road, Eastbourne, East Sussex, BN20 7PZ

Asking Price £69,950 Leasehold

Homeglade House enjoys a highly sought-after position in the prestigious Meads area of Eastbourne.

This retirement development designed for the over 60s, provides residents with a secure environment and features a lift serving all floors, an emergency call system, residents' lounge, communal laundry facilities, attractive communal gardens and residents' parking, encouraging both independent living and a welcoming sense of community. This first floor one-bedroom apartment is now considered to require some modernisation and is offered to the market with no onward chain.

EPC=B.



Homeglade House enjoys a highly sought-after position in the prestigious Meads area of Eastbourne, renowned for its peaceful residential surroundings, attractive architecture and close proximity to the seafront. Meads Village is just a short level walk away, offering an excellent range of independent shops, cafés and everyday amenities, together with regular bus services to Eastbourne town centre. The picturesque seafront promenade, Helen Gardens and the stunning South Downs National Park, including Beachy Head, are also within easy reach, providing wonderful opportunities for leisurely walks and outdoor enjoyment.

*** POPULAR HOMEGLADE HOUSE RETIREMENT DEVELOPMENT * FIRST FLOOR ONE BEDROOMED APARTMENT * RETIREMENT DEVELOPMENT FOR THE OVER 60'S * BLOCK SERVED BY A PASSENGER LIFT * COMMUNAL FACILITIES INCLUDE RESIDENTS LOUNGE, GUEST SUITE AT AN ADDITIONAL NIGHTLY CHARGE, RESIDENTS PARKING AND A LAUNDRY ROOM
* CHAIN FREE ***



Communal Entrance Hall

Passenger lift or stairs rising to first floor communal hall, door to:

Hall

Living Room

17'5 x 10'6 (5.31m x 3.20m)

(17'5 plus bay window x 10'6)

Night storage heater, outlook towards St Johns Road, archway to:

Kitchen

7'5 x 5'4 (2.26m x 1.63m)

(maximum measurements including depth of fitted units)

Comprises, range of base and wall mounted cupboards, worktops, part tiled walls, electric oven, two ring hob, space for fridge.

Bedroom

14'1 max x 8'9 max (4.29m max x 2.67m max)

Built-in wardrobe cupboard, fitted wardrobe cupboards plus wall mounted cupboards over bed recess, outlook to front towards St Johns Road.

Shower room

Shower cubicle, wash hand basin set into worktop with cupboard below, low level wc, electrically heated towel rail, wall mounted cupboards, tiled walls.

Communal Facilities

Residents lounge, guest bedroom at an additional nightly charge, communal gardens, residents parking, laundry room.

NB

We are informed of the following,

Term of lease 99 years from 1 September 1982

Service charge half yearly for period March 2026 - August 2026 is £2582.14 (First Port).

E&M half yearly ground rent is approximately £449.25.

(All details concerning the terms of lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

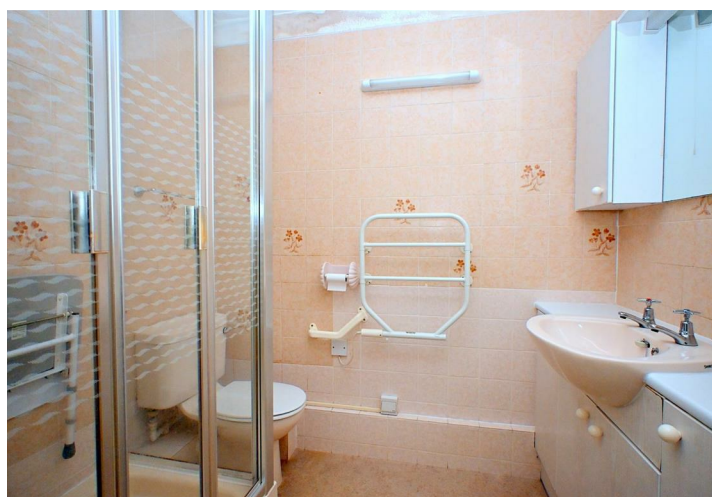
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

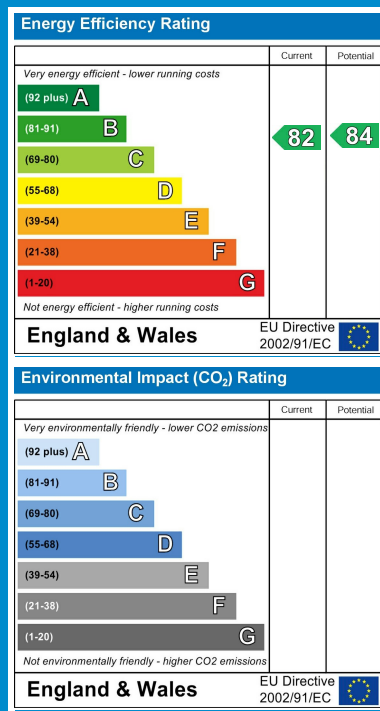




TOTAL FLOOR AREA: 459 sq.ft. (42.6 sq.m.) approx.

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.