HUNT FRAME
ESTATE AGENTS



28 Colonel Stevens Court Granville Road, E/bourne, BN20 7HD

£115,000

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A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT for 60's and over, forming part of this popular and attractive development. The apartment benefits from a SPACIOUS SITTING ROOM with an aspect over the communal gardens, a MODERN KITCHEN refitted by Howdens in 2025, a DOUBLE BEDROOM and REFITTED SHOWER ROOM/WC. The development benefits from a large residents parking area, residents lounge and laundry room and the aforementioned communal gardens. The development provides an ideal balance of independent living and community, in one of Eastbourne's most desirable retirement locations with resident management staff and a Careline alarm service

Sought after Lower Meads area. Ideally positioned within comfortable walking distance of Eastbourne town centre, the development also benefits from a bus stop immediately outside providing regular services to both Meads Village and the town centre. An internal inspection comes highly recommended.







COMMUNAL ENTRANCE
Communal entrance with security entry phone system. Stairs and lift to the first floor, private entrance door to -

ENTRANCE HALL
Night storage heater. Coved ceiling. Built-in large cupboard, housing the hot water cylinder.

SITTING ROOM
20'1 x 10'7 (6.12m x 3.23m)
Spacious reception room with a night storage heater, a feature fireplace with marble surround and hearth. Coved ceiling. Television point. Double glazed window to the rear aspect overlooking the communal gardens. Double doors to the kitchen.

KITCHEN
8'8 x 7'7 (2.64m x 2.31m)
Recently refitted by Howdens in 2025 with a range of wall mounted and floor standing units, granite effect worktops with an inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for undercounter fridge/freezer. Inset set electric hob. Newly installed integral oven. Carousel storage. Part tiling to the walls. Double glazed window to the rear aspect, overlooking the communal gardens.

DOUBLE BEDROOM
15'10 x 9'0 (4.83m x 2.74m)
Space for freestanding furniture. Night storage heater. Coved ceiling. Double glazed window to the rear aspect overlooking the communal gardens.

SHOWER ROOM
6'8 x 5'5 (2.03m x 1.65m)
Modern suite comprising of a large walk in shower cubicle with shower unit. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Tiled walls and floor. Extractor fan.

COMMUNAL GARDENS
Lovely seating areas to the rear aspect with the gardens returning to the front, all beautifully maintained.

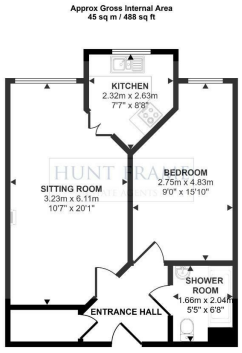
RESIDENTS PARKING
Ample parking facilities to the the rear of the development.

COMMUNAL LOUNGE & LAUNDRY
Residents lounge and laundry. Regular indoor entertainment including quiz afternoons, exercise classes and coffee mornings.

OUTGOINGS
LEASE: 125 YEARS FROM 01/02/1995 - 94 YEARS REMAINING
MAINTENANCE: £3033 PER ANNUM
GROUND RENT: 471.58 PER ANNUM
COUNCIL TAX BAND: C

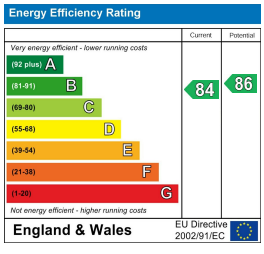
AGENTS NOTE
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A fee of £45+ VAT per person will apply for these checks. These anti-money laundering checks must be completed before we can commence marketing or issue a sales memo. Please contact the office if you have any questions in relation to this.

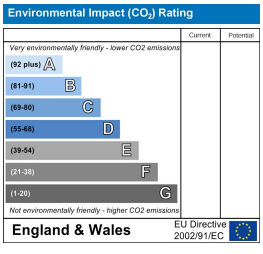




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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