



14 Martello Court, Jevington Gardens, Eastbourne, BN21 4SD

Price £155,000 | Leasehold

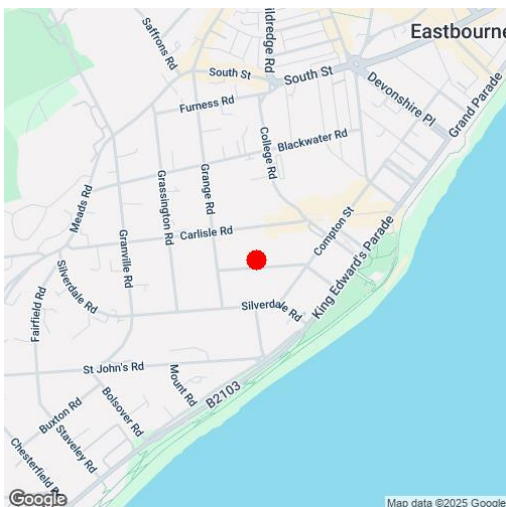
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

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An exceptionally well presented one bedroom ground floor flat in this modern McCarthy Stone retirement development enjoying pleasant views to the rear over the lawned Jevington Gardens. This delightful apartment is offered to the market chain free and is located close to the popular Devonshire quarter and is just a short walk to Eastbourne's picturesque seafront, theatres, town centre and mainline train station. Accommodation comprises communal entrance hall, private entrance hall, spacious sitting/dining room with French doors opening onto a Juliet balcony overlooking Jevington Gardens, modern kitchen with some integral appliances, one excellent size bedroom with built in wardrobe and a shower room/wc. Martello Court has the benefit of a communal residents' lounge, sun room, outside patio as well as a laundry room, mobility scooter store and for peace of mind there are emergency pull cords.







### At a Glance:

- Well presented one bedroom retirement flat
- Modern McCarthy Stone development
- Views over Jevington Gardens
- Chain Free
- Residents' lounge, laundry room and mobility scooter store
- Modern kitchen
- Shower room/wc
- Sitting/dining room
- Close to seafront, theatres, town centre and train station
- Double glazed

### Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING / DINING ROOM**

23'5" (7.14m) x 10'4" (3.15m)

**KITCHEN**

6'7" (2.01m) x 6'1" (1.85m)

**BEDROOM**

12'9" (3.89m) x 8'7" (2.62m)

**SHOWER ROOM / WC**

**COMMUNAL LAUNDRY ROOM**

**RESIDENTS' LOUNGE**

**RESIDENTS' SUN ROOM**

**OUTSIDE:**

**PATIO**

**MOBILITY SCOOTER STORE**

**LEASE:**

in excess of 100 years

**MAINTENANCE:**

£222 per month

**GROUND RENT:**

£240 half yearly

**LETTING:**

not allowed

**PETS:**

allowed

**COUNCIL TAX:**

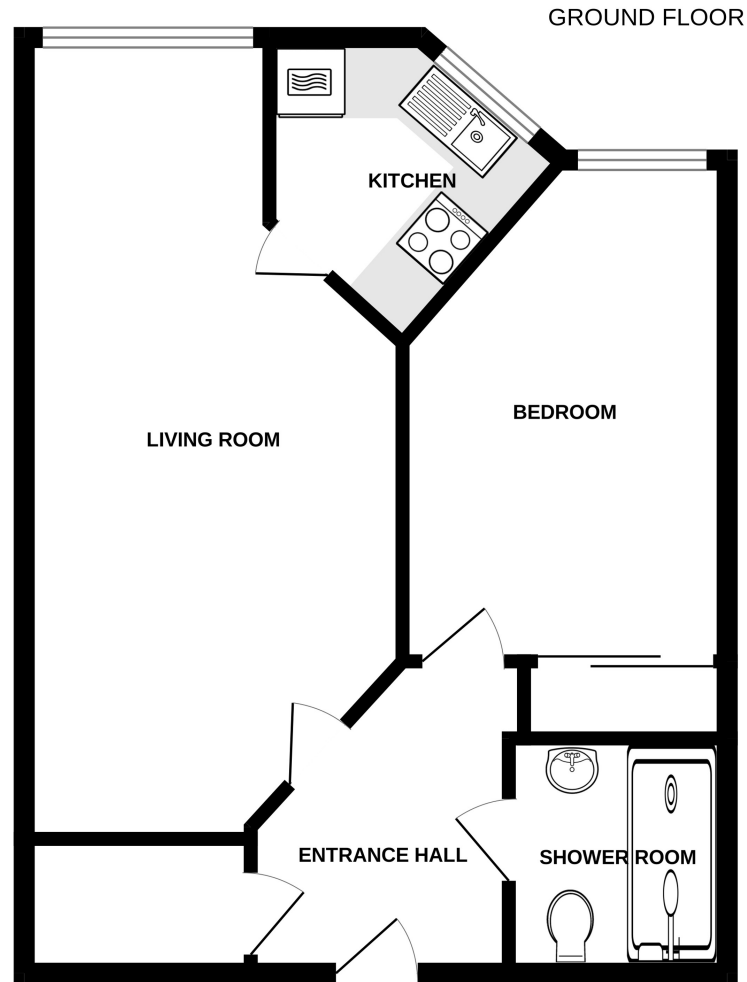
Band 'B'

**EPC:**

'C'

(All details concerning the terms of the Lease & outgoings are subject to verification)





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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