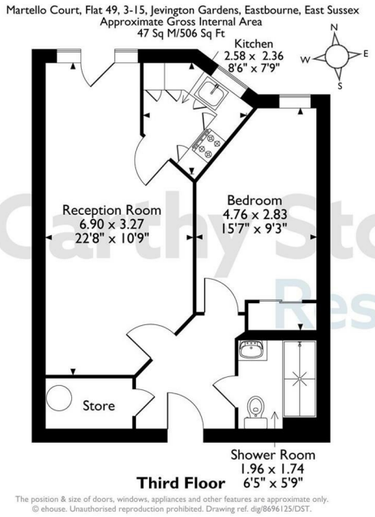
Excellent

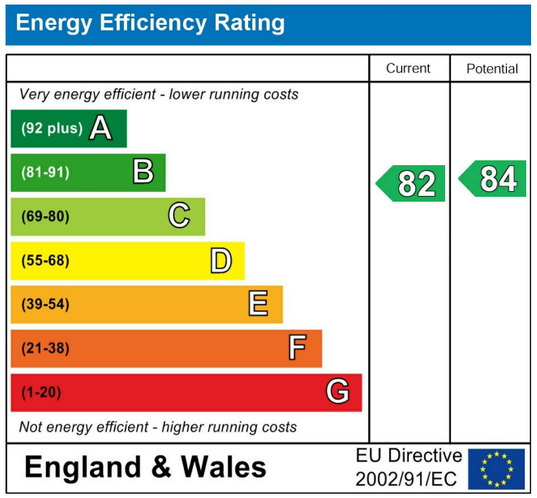
Trustpilot

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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







49 Martello Court

3-15 Jevington Gardens, Eastbourne, BN21 4SD

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 49 Martello Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One double bedroom apartment with Juliet Balcony
- Communal lounge
- Guest Suite for family and friends
- House Manager
- Landscaped Gardens
- Lift to all floors
- 24 Hour careline system
- Mobility scooter store
- Laundry room
- Car Parking Permit Scheme subject to availability

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

49 Martello Court, Eastbourne

1 | 1 | Asking price £150,000

Summary

Martello Court was built by McCarthy & Stone purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.
The apartment features a fully fitted kitchen, lounge, bedroom, bathroom underfloor heating and 24 hour Careline system. The development includes a Homeowners' lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking – permit scheme applies, check with the House Manager for availability.

The dedicated House Manager is on site during working hours to oversee the smooth running of the development. The service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply - subject to availability).

The property is located in an ideal location within close proximity to local shops and amenities and within walking distance to the seafront. Eastbourne's nearby Town Centre caters for everyone with its extensive shopping facilities, restaurants, bars, and mainline train station with great links to London and Brighton.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Appello emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

Living/Dining Room

Carpeted Living/Dining room of good proportions benefitting from a glazed patio door with full length windows to the sides opening to a Juliet balcony with lovely views, TV and telephone points, Sky/Sky+ connection point. Ceiling lights and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Ceramic sink with lever tap. Built-in oven, ceramic hob and extractor hood. Sperate fridge and freezer and under pelmet lighting.

Bedroom

Double bedroom of good proportions with window overlooking rear gardens and views beyond. Wardrobe with sliding mirrored doors housing rails and shelving. Ceiling lights, TV and phone point.

Shower room

Fully tiled and fitted with suite comprising of wet room shower. Low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Car Parking

Parking is by allocated space, subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2795.65 per annum (for financial year ending 31/03/2027) Service charge incentive of first two years service charge to be paid for by the vendor is calculated based on this current service charge rate.

Leasehold

Leasehold 125 Years from 2013
Ground Rent £425 per annum
Ground Rent review: Jan-28

Additional Information & Services

- Superfast Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













