TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

£225,000

20 Marlborough Court, Southfields Road, Eastbourne, BN21 1BT

A beautifully presented two bedroom first floor retirement apartment, exclusively for the over 55s and offered to the market CHAIN FREE. Recently redecorated throughout and fitted with new carpets, the apartment is ready to move straight into and offers bright, well proportioned accommodation. The bay fronted sitting room features a charming Juliette balcony, while the principal bedroom benefits from a walk-in wardrobe. Additional features include a modern combi boiler, double glazing and a practical wet room with level access shower, all designed to provide comfortable and low maintenance living. Marlborough Court offers an exceptional retirement lifestyle with a welcoming owners' lounge, landscaped communal gardens, hobby room, on-site restaurant and a vibrant social community. Residents also benefit from a weekly 1.5 hour apartment clean included within the service charge, along with 24-hour on site staff, lift access and residents' parking. Conveniently located in the highly desirable Saffrons area, the development is within easy reach of the town centre, mainline railway station and a wide range of amenities.

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Main Features

- CHAIN FREE 2 Bedroom First Floor Retirement Apartment
- Exclusively For The Over 55s
- Bay Fronted Sitting Room With Juliette Balcony
- Recently Redecorated & Re-Carpeted Throughout
- Principal Bedroom With Walk-In Wardrobe
- Modern Combi Boiler & Double Glazing
- Wet Room With Level Access Shower
- Weekly 1.5-Hour Apartment Clean Included In The Service Charge
- Owners' Lounge, Restaurant, Hobby Room & Landscaped Gardens
- Sought After Saffrons Location Close To The Town Centre & Station

Entrance
Communal entrance with stairs and lift providing access to the first floor private entrance door to -

Hallway
Electric heater. Airing cupboard. Large storage cupboard with power, shelving and hanging hooks.

Lounge
16'4 x 15'10 (4.98m x 4.83m)
Electric radiator. Electric fireplace. Wall lights. Double glazed bay window to the front aspect incorporating a Juliet balcony door.

Fitted Kitchen
10'2 x 7'8 (3.10m x 2.34m)
Range of fitted wall and base units. Worktops with one and a half bowl sink and drainer . Extractor cooker hood. Newly installed electric hob. Electric oven. Gas boiler. Integral fridge/freezer and washing machine Double glazed window to the front aspect.

Bedroom 1
12'6 x 10'0 (3.81m x 3.05m)
Electric radiator. Walk-in wardrobe with space for a dressing table. Double glazed window to the rear aspect over looking communal gardens.

Bedroom 2
11'5 x 8'3 (3.48m x 2.51m)
Electric radiator. Double glazed window to the rear aspect over looking communal gardens.

Modern Wet Room/WC
Shower area. Wash hand basin. Low level WC. Heated towel rail. Extractor fan.

Parking
Residents parking is available.

Council Tax Band = E

EPC = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: £840.41 per calendar month which includes weekly 1 1/2 hour clean, building insurance, maintenance & gardening
Lease: 125 years from 2000. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.