



Marlborough Court Southfields Road  
Eastbourne, BN21 1BT

£230,000



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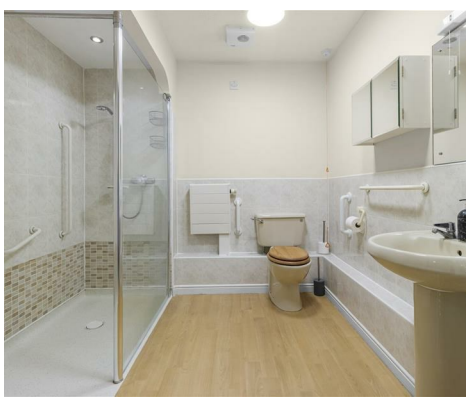
Phil Hall Estate Agents are delighted to bring to the market this well-presented and spacious two-bedroom first-floor retirement apartment, situated within the highly regarded Marlborough Court development on Southfields Road. Exclusively designed for residents aged 55 and over, Marlborough Court offers the perfect balance between independent living and the reassurance of a well-managed retirement community, complete with excellent communal facilities, a beautifully maintained garden and a welcoming social atmosphere.

From the moment you arrive, Marlborough Court creates a lasting impression. The attractive communal entrance hall is well maintained and provides a warm welcome for both residents and visitors alike. The development has been thoughtfully designed to promote a comfortable and secure lifestyle, with lift access to all floors, communal areas for residents to enjoy, and on-site management offering additional peace of mind.

Leading into the apartment, the welcoming entrance hall provides access to all principal rooms and benefits from two large built-in storage cupboards.

The principal reception room is a particular feature of the apartment, comprising a generous living and dining area that enjoys pleasant views over the attractive communal garden. Flooded with natural light, this inviting space provides ample room for both relaxation and entertaining, whilst creating a peaceful outlook throughout the year. Leading directly from the living area is the fitted kitchen, which has been designed with practicality in mind and offers a range of wall and base units with complementary work surfaces. Integrated appliances include an oven, hob, washer dryer, fridge and freezer, everything convenient for day-to-day living.

The two well-proportioned bedrooms, both overlooking the attractive communal garden, with the principal bedroom further benefiting from full height picture windows, and fitted wardrobe. Completing the accommodation is a modern shower room.





#### Marlborough Court

What truly sets Marlborough Court apart is its vibrant, friendly community and exceptional range of on-site facilities. The development comprises 66 well-appointed apartments, with a beautifully landscaped communal garden that is regularly tended. Residents are welcome to enjoy the outdoor seating areas, flower beds, and peaceful lawns that provide a tranquil setting in which to relax or socialise.

Inside, the communal areas are equally impressive, with a comfortable residents' lounge and dining room, which serve as the social heart of the community. Morning coffee is served here from Monday to Saturday, offering a great opportunity for residents to catch up and enjoy each other's company.

A varied weekly social calendar is in place, featuring activities such as regular film nights, music, gentle exercise classes, craft activities and occasional special events, often suggested and facilitated by the residents themselves. For those who prefer quieter pursuits, the lounges and communal areas offer pleasant spaces to read, chat, or simply enjoy the peaceful surroundings.

The Owner's Dining Room provides a daily freshly prepared three-course lunchtime meal, offering a different menu every week, with special themed lunches throughout the year that create a true sense of occasion and community spirit.

The Court is overseen by a dedicated Court Manager, with a Duty Manager on-site 24 hours a day, ensuring help and support are always close at hand. Residents also benefit from a weekly cleaning service carried out by the courteous housekeeping team, maintaining the building and individual apartments to a high standard.

For visiting family and friends, there is a well-appointed guest suite available, providing comfortable overnight accommodation and allowing residents to host loved ones with ease. Residents and visitors also have access to dedicated off-street parking.

Communal Entrance Hall  
Lift leading to the first floor

Private Entrance Hall

Walk in Cupboard  
6'07 x 3'11 (2.01m x 1.19m)

Living Room/Dining Room  
18'08 x 11'08 (5.69m x 3.56m)

Kitchen  
10'07 x 8'00 (3.23m x 2.44m)

Bedroom One  
14'00 x 10'11 (4.27m x 3.33m)

Bedroom Two  
10'02 x 8'10 (3.10m x 2.69m)

Shower Room  
8'00 x 8'00 (2.44m x 2.44m)

Communal Garden

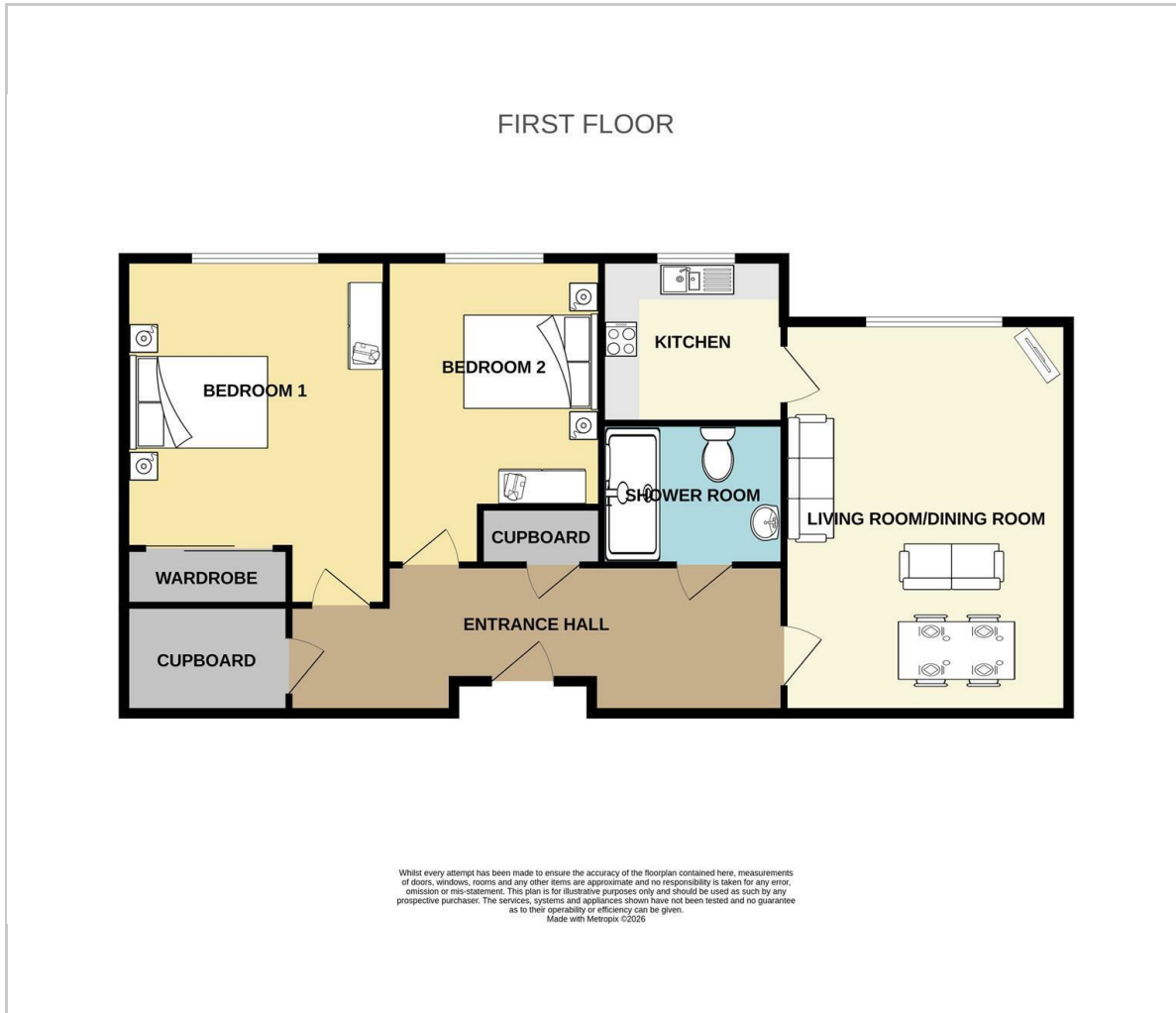
One of Marlborough Court's most appealing features is its beautifully maintained communal gardens, providing residents with a peaceful outdoor retreat to enjoy throughout the seasons. At the heart of the garden is an attractive central lawn, bordered by a paved pathway that gently meanders around the grounds. Several patio seating areas are thoughtfully positioned around the garden, creating ideal spots to sit, relax and enjoy the surroundings. The garden is enclosed by an abundance of colourful flower beds, mature shrubs and established planting, creating a charming and tranquil haven away from the hustle and bustle of everyday life. Whether enjoying a morning coffee, reading a book in the sunshine or simply appreciating the attractive surroundings, the garden offers a wonderful extension of the living space and a real sense of community.

Lease Information

We have been advised that the property is leasehold with approx 98 years remaining on the lease, service charge is £10,084 per annum and includes duty manager on site 24 hours a day, gardening costs, daily checks that you are safe and well, building maintenance, building insurance,



## Floor Plan



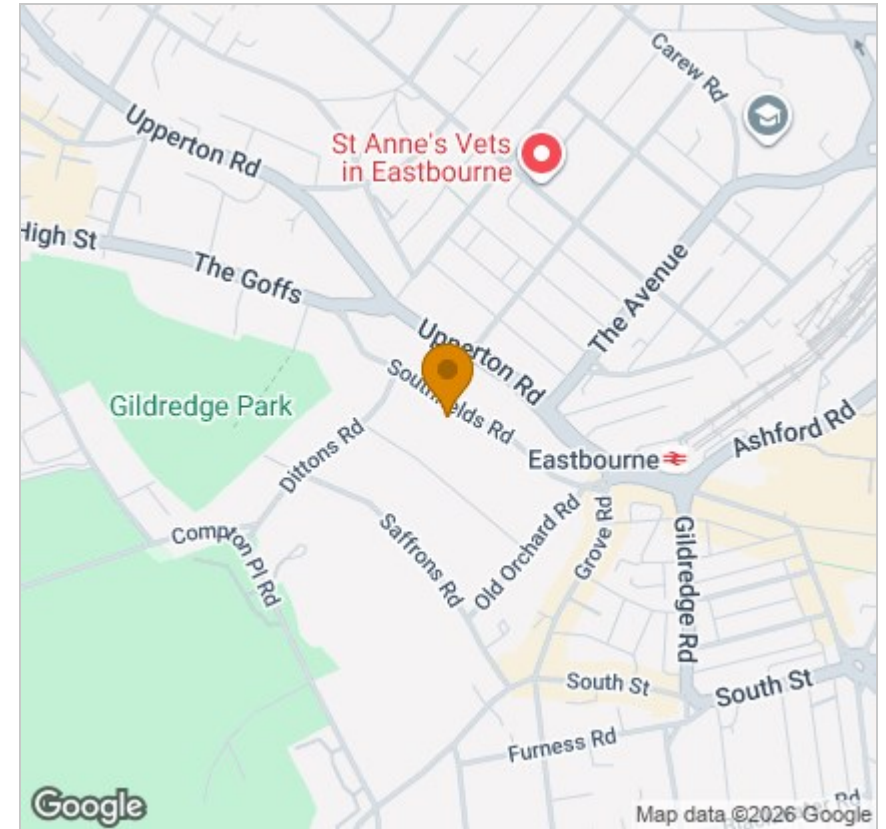
## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

