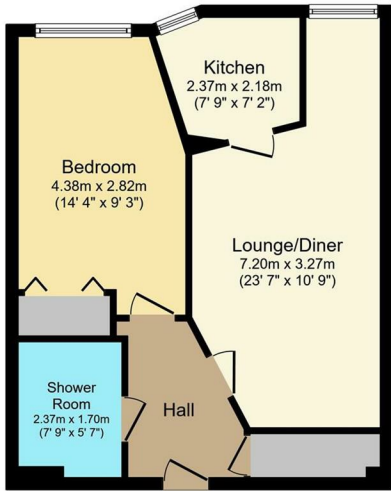




Ground Floor Plan
Floor area 49.0 sq. m. (527 sq. ft.) approx.

Total floor area 49.0 sq. m. (527 sq. ft.) approx.
This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	89	89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



30 Martello Court

Jevington Gardens, Eastbourne, BN21 4SD

  **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 30 Martello Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £155,000
Leasehold

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

Why you'll love living here:

- House Manager onsite during office hours
- 24 Careline System for peace-of mind
- Guest Suite for visiting family and friends
- Well Equipped Laundry
- Communal Lounge where social events take place
- Landscaped gardens
- Spacious Lounge Dining Room
- Fitted Kitchen
- One Double Bedroom with Built-in Wardrobe
- Wet Room style Shower Room

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

30 Martello Court, Eastbourne

 1 |  1 | Asking price £155,000

Development Overview

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.

The dedicated House Manager is on site during working hours to oversee the smooth running of the development. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance.

Communal facilities include; a Homeowners' lounge and conservatory, a guest suite for visitors who wish to stay (additional charges apply), a well equipped laundry room, landscaped gardens and a mobility scooter storage and charging room.

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

Local Area

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.

Entrance Hallway

Front door with spy hole leads to the large entrance hall, where the 24-hour emergency response pull cord system is situated. 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 kitchen, bedroom, living room and wet room.



Living Dining Room

A well-proportioned lounge dining room with large window allowing lots of natural light. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, fitted carpets and raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

Kitchen

Fitted kitchen with a range of wall and base units with complimentary worksurfaces over. Stainless steel sink with lever tap and drainer unit sits below the window. Built-in appliances include; oven, ceramic hob and extractor hood, and integrated fridge/freezer. Under pelmet lighting and tiled floor.

Bedroom

A good sized double bedroom with a built in mirrored sliding door wardrobe, housing rail and shelving. Ceiling lights, TV and phone point.

Shower Room

A wet room style shower room, being fully tiled and fitted with suite comprising of; level access shower, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge

- 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 £2,795.65per annum (for financial year end Feb. 2027)

Car Parking (Permit Scheme)

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.

Lease Information

Lease Information: 125 years from 2013

Ground Rent: £425 p.a

Ground rent review: 2028

Additional Information & Services

- Fibre to the Cabinet Broadband available
- 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

