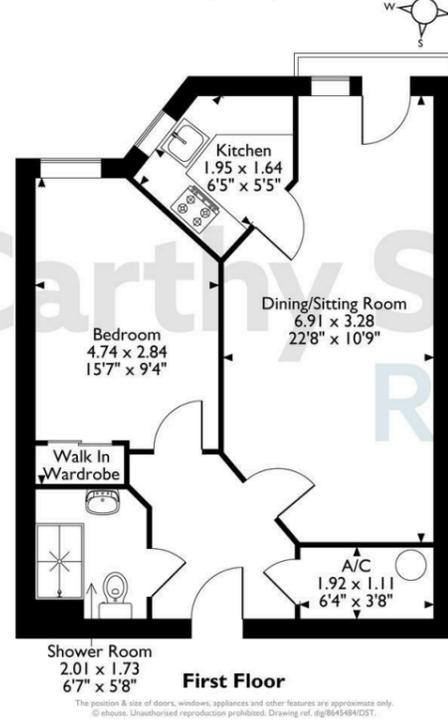


**25 Martello Court**

Jevington Gardens, Eastbourne, BN21 4SD

Martello Court, Flat 25, 3-15, Jevington Gardens, Eastbourne, East Sussex  
Approximate Gross Internal Area  
47 Sq M/506 Sq Ft



**Council Tax Band:**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>		<b>88</b>	<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Asking price £165,000 Leasehold**

A FANTASTIC one double bedroom retirement apartment situated on the FIRST FLOOR. The apartment features a FITTED KITCHEN, though lounge dining room with JULIETTE BALCONY boasting LOVELY VIEWS, one double bedroom with a built-in wardrobe, a wet room style shower room, underfloor heating and a 24 hour Careline system.

Martello Court is an age exclusive development for the over 60's situated within close proximity to the SEA FRONT. Residents benefit from a range of lifestyle features, to include; a Communal Lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, and MORE!

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Martello Court, Jevington Gardens, Eastbourne

## Development Overview

Martello Court was purpose built by McCarthy & Stone for retirement living and 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, and a 24-hour emergency call system is provided via a personal pendant alarm and with call points in the apartment.

There is a Homeowners' lounge which 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). In addition, there are lovely landscaped communal gardens to enjoy.

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 development itself is located in an ideal spot 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 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. Doors lead to the bedroom, living room and shower room.

## Living Dining Room

Living dining room of good proportions, benefitting from a glazed patio door with full length windows to the sides which opens to a Juliette style balcony with very pleasant views over greenery. TV and telephone points, Sky/Sky+ connection point, two ceiling lights, and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

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

## Bedroom

Double bedroom with built in wardrobe boasting sliding mirrored doors and housing rails and shelving. Window with wonderful views, ceiling lights, TV and phone point.

## Shower Room

Extensively tiled and fitted with suite comprising of; wet room style level access 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

# 1 Bed | £165,000

- 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 £2,664.24 per annum (for financial year ending 31/03/2026) 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.

## Lease Information

Lease Length: 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, to support you with service charges and living cost's.

**\*\* 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

