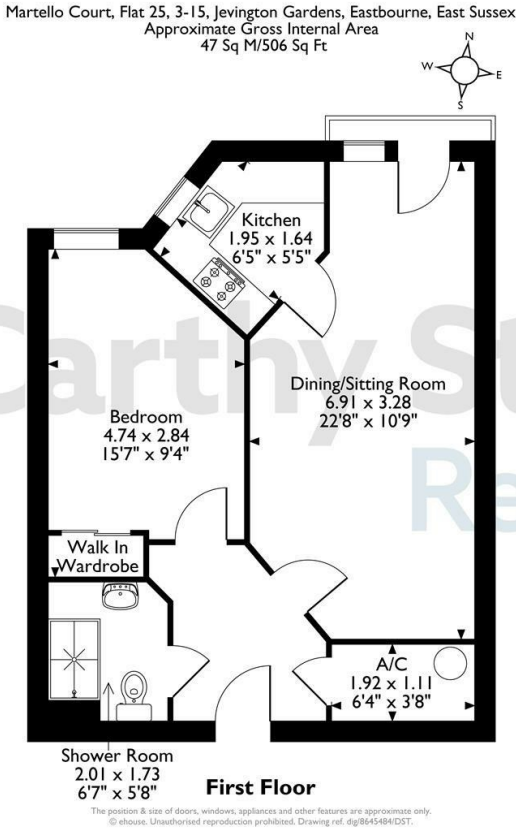


25 Martello Court

Jevington Gardens, Eastbourne, BN21 4SD



Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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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

