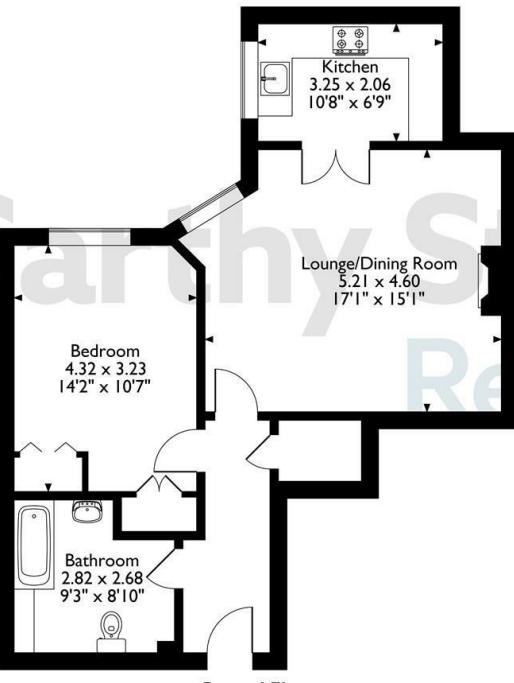


24 Portman Court, Grange Road, Uckfield, East Sussex  
Approximate Gross Internal Area  
61 Sq M/657 Sq Ft



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© house. Unauthorised reproduction prohibited. Drawing ref. dig/8642684/DST.

**Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.



## 24 Portman Court

Grange Road, Uckfield, TN22 1FD

PRICE  
REDUCED



**PRICE REDUCTION**

**Asking price £139,000 Leasehold**

A well located ONE DOUBLE BEDROOM retirement apartment, situated on the UPPER GROUND FLOOR of Portman Court, a McCarthy Stone Retirement Living PLUS development for the over 60's. The apartment boasts SPACIOUS ACCOMMODATION throughout, and benefits from having a fantastic CORNER POSITION with GARDEN VIEWS, a larger than average Living Room, and within CLOSE PROXIMITY TO THE COMMUNAL AREAS and the LIFT.

The EXCELLENT COMMUNAL FACILITIES include; an ON-SITE RESTAURANT serving fresh meals daily, a HOMEOWNERS LOUNGE where social events take place, 24 hour staffing and careline system for PEACE-OF-MIND, a FUNCTION ROOM, a GUEST SUITE for visiting family and friends, lovely LANDSCAPED GARDENS, and more!

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

# Portman Court, Grange Road, Uckfield

1 Bed | £139,000

PRICE  
REDUCED

## Summary

Portman Court is a Retirement Living Plus development built by McCarthy & Stone, designed specifically for the over 60s, for those who wish to enjoy independent living but may need some domestic support.

There is an Estate Manager who leads the team and oversees the running of the development. Each apartment has a fitted kitchen, electric economy 7-heating, fitted and tiled bathrooms with separate shower, and a 24 hour emergency call system.

Communal facilities include a homeowner's lounge where social events and activities take place, a function room and landscaped gardens. There is a well equipped laundry room and subsidised on-site restaurant which is table service and serves freshly prepared meals daily.

If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply).

In addition, there is a 24 hour emergency call system provided by pull cords in your apartment, as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Portman Court with additional domestic support available at an extra charge.

Portman Court is conveniently located close to the main High Street with a selection of shops, including Waitrose, Tesco, a library, Post Office and banks. There is also a rail station with trains to London Bridge.

## Entrance Hall

The apartment is a short, level walk from the building's main entrance and communal facilities. The front door with a spy hole leads to the entrance hall, where the 24 hour emergency response pull cord is situated. Illuminated light switches and smoke detector. Doors lead to the bedroom, living room and bathroom, as well as a useful walk-in storage and airing cupboard.

## Living room

A larger than average living/dining room which benefits from

views over landscaped gardens. A feature fireplace with coal effect electric fire makes an attractive focal point in the room. Two ceiling light, power points. TV & telephone points, and partially glazed double doors opening to the kitchen.

## Kitchen

Fitted kitchen boasting a range of wall and base units with complimentary worksurfaces over. A stainless steel sink with mixer tap and drainer unit sits below the electronically operated window which overlooks the gardens. Built in appliances include; a fridge, separate freezer, oven, plumbed washing machine, and electric ceramic hob with extractor over. Emergency pull cord, tiled floor, under unit lighting and ceiling lights.

## Bedroom

A double or twin bedroom of good proportions with the original built in double wardrobe, as well as an additional, large wardrobe with hanging space and shelving. Window overlooking landscaped gardens, power points, TV & phone point, ceiling lights and emergency pull cord.

## Bathroom

Wet room style bathroom room with non slip flooring, being extensively tiled and fitted with walk-in bath with wall mounted shower attachment, a further, level access shower with grab rails and curtain, WC, vanity unit with sink inset and mirror above. Heated towel rail and emergency pull cord.

## 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 & Manager on site
- 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
- Laundry
- One hour of domestic support per week.

The Service charge £11,578.48 per year until 31/08/2026, service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Management team. To find out more about service charges please contact your Property Consultant or Estates Manager.

## Lease Information

Lease Length: 125 years from 2008  
Ground Rent: £435 pa  
Ground rent review: 04/01/2038

## Car Parking

Parking is on a first come first served basis.

## Additional Information & Services

- Superfast Fibre 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

