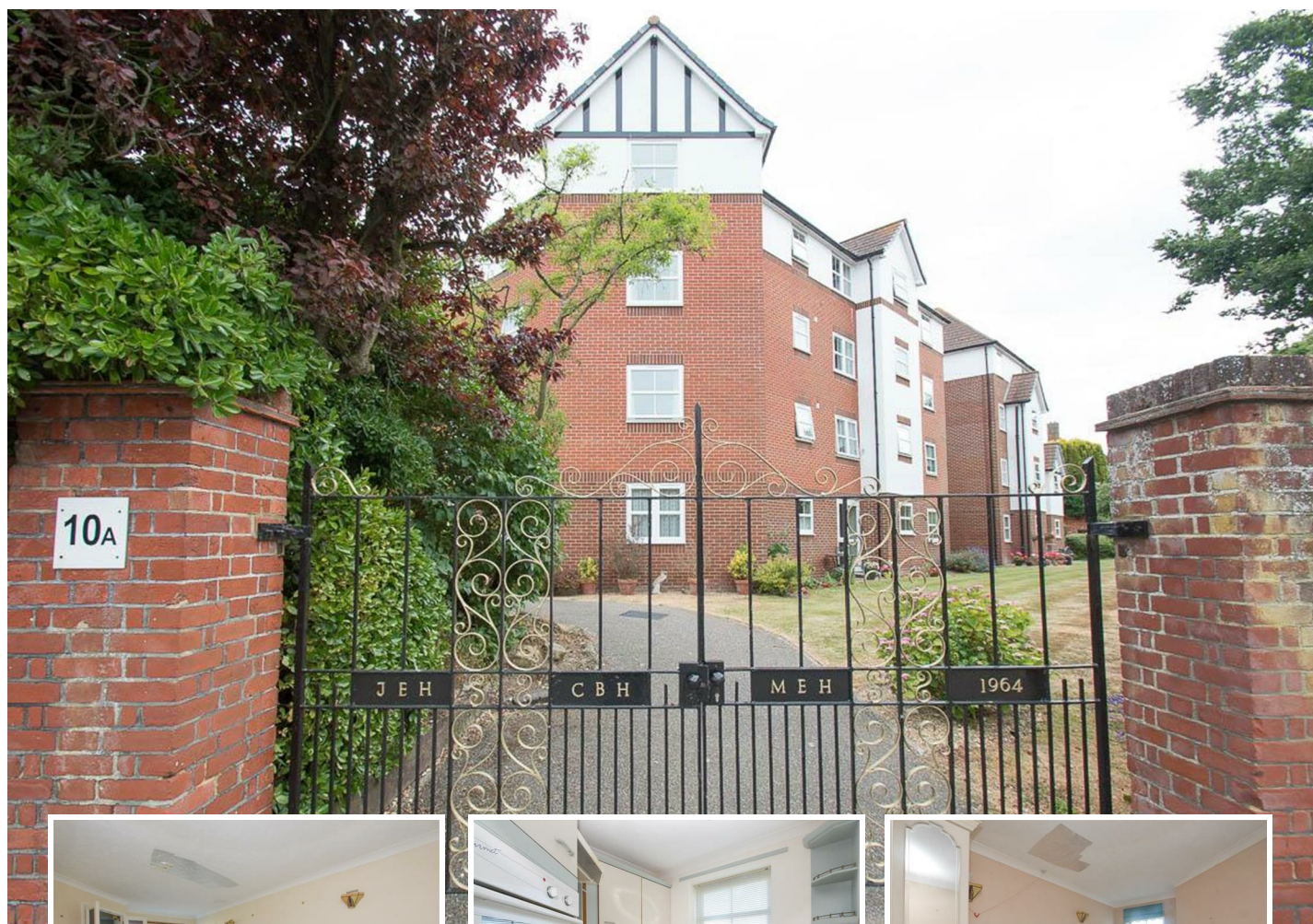


Leasehold

Offers In The Region Of:
£89,950

 1 Bedroom
  1 Reception
  1 Bathroom



39 Colonel Stevens Court, Granville Road, Eastbourne, BN20 7HD

A CHAIN FREE one bedroom second floor apartment forming part of this popular retirement development. Enviably situated in the Lower Meads within comfortable walking distance of the seafront and theatres the first benefits from a double bedroom with fitted bedroom furniture bathroom, spacious lounge and fitted kitchen. The development provides a residents lounge, laundry room, communal gardens and residents parking facilities.



39 Colonel Stevens Court,
Granville Road,
Eastbourne, BN20 7HD

Offers In The Region Of:
£89,950

Main Features

- Lower Meads Retirement Flat
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/WC
- Residents Parking
- Communal Gardens
- Residents Lounge
- Residents Laundry Room

Entrance

Communal entrance with security entryphone system. Stairs or lift to second floor landing with private entrance door to -

Hallway

Night storage heater. Airing cupboard housing hot water cylinder.

Lounge

19'8 x 10'7 (5.99m x 3.23m)

Night storage heater. Television point. Telephone point. Wall lights. Double glazed window to front aspect. Double doors to -

Fitted Kitchen

7'7 x 6'6 (2.31m x 1.98m)

Range of fitted wall and base units with drawers below worktops. Inset single drainer sink unit with mixer tap. Space for under counter fridge and freezer. Inset four ring electric hob with extractor cooker hood above and built-in 'eye' level oven. Part tiled walls. Double glazed window to front aspect.

Bedroom

15'7 narrowing to 9'2 x 5'2 (4.75m narrowing to 2.79m x 1.57m)

Night storage heater. coved ceiling. Extensive range of fitted furniture including chest of drawers, dressing table and wardrobe. Double glazed window to front aspect.

Bathroom/WC

Coloured suite comprising panelled bath with shower above and shower screen. Low level WC. Wash hand basin with vanity unit below. Fully tiled walls. Heated towel rail. Extractor fan. Dimplex electric heater. Double glazed window to side aspect.

Other Details

The development has a wonderful residents lounge, laundry room, communal gardens and residents parking facilities.

EPC = B.

Council Tax Band = C.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation.

Maintenance: Awaiting confirmation.

Lease: 125 years from 1996. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.