


Leasehold

£139,950

 2 Bedroom

 1 Reception

 1 Bathroom



58 Gables Court, St. Leonards Road, Eastbourne, BN21 3QS

Enviably situated in Upperton, and only a stone's throw from the town centre and mainline railway station, this beautifully light and extremely well-presented two bedroom first floor apartment is situated in the small annexe of four flats within the larger retirement development. Designed for independent living and offering spacious and well-proportioned accommodation, the flat benefits from two double bedrooms, refitted shower room, generous lounge with double doors to the kitchen, and ample storage. The main development comprises residents' lounge, laundry room, communal gardens, and residents' parking. Offered CHAIN FREE and with a lease in excess of 150 years, an internal inspection is highly recommended.



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Main Features

- Upperton Retirement Property
- 2 Bedrooms
- First Floor
- Lounge
- Fitted Kitchen
- Luxury Shower Room/WC
- Double Glazing
- Residents Lounge & Laundry Room
- Residents Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to first floor private entrance door to -

Hallway

Night storage heater. Loft access (not inspected). Built-in cupboard with electrical consumer unit. Walk-in airing cupboard housing Pulsacoil off-peak electric hot water cylinder and fixed shelving.

Lounge

15'7 x 11'0 (4.75m x 3.35m)

Night storage heater. Television point. Coved ceiling. Double glazed window. Double doors to kitchen.

Kitchen

7'3 x 7'0 (2.21m x 2.13m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and eye level electric oven. Plumbing and space for washing machine. Space for upright fridge/freezer. Part tiled walls. Coved ceiling. Double glazed window.

Bedroom 1

15'1 x 9'1 (4.60m x 2.77m)

Coved ceiling. Built-in wardrobe with mirrored door. Double glazed window.

Bedroom 2

13'7 x 7'10 (4.14m x 2.39m)

Wall mounted electric heater. Coved ceiling. Double glazed window.

Luxury Shower Room/WC

Suite comprising corner shower cubicle. Low level WC with concealed cistern. Vanity unit with inset wash hand basin, chrome mixer tap and cupboards below. Worktop, further built-in cupboards and shelving. Tiled walls. Extractor fan. Wall mounted electric heater. Frosted double glazed window.

Other Details

The development is set in pleasant communal gardens and has a residents' lounge, laundry room, guest facilities, emergency alarm system, estate manager and residents' parking.

EPC = C.

Council Tax Band = C.

Ground Rent: £803.76 per annum.

Maintenance: £3237.14 per annum which includes water.

Lease: 185 years from 1999.

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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.