



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £169,950



## 48 Martello Court, 3 - 15 Jevington Gardens, Eastbourne, BN21 4SD

Welcome to this beautifully presented one bedroom retirement apartment, situated in a prestigious, high-end development tailored for the over 60's built by McCarthy Stone. Perfectly positioned, offering easy access to both the beach and town centre, ensuring the best of coastal living and urban convenience. The flat is to the rear of the development with a Juliette balcony over looking the tranquil Jevington Gardens. Further communal benefits include; residents lounge, laundry room, mobility scooter storage and charging area and residents parking is also available subject to the availability of a permit. **CHAIN FREE.**

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### Main Features

- Lower Meads Retirement Apartment
- 1 Bedroom
- Third Floor
- Lounge/Dining Room
- Juliette Balcony With Wonderful Views Over Jevington Gardens
- Fitted Kitchen
- Modern Shower Room/WC
- Underfloor Heating Throughout
- Double Glazing

### Entrance

Communal entrance with security entry phone system. Under floor heating. Stairs and lift to third floor private entrance door to -

### Hallway

Large airing cupboard. Underfloor heating.

### Lounge/Dining Room

22'8 x 10'8 (6.91m x 3.25m )

Underfloor heating. Double glazed window and doors to Juliette balcony to rear aspect.

### Fitted Kitchen

8'6 x 6'6 (2.59m x 1.98m )

Range of fitted wall and base units with under unit lighting. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood above. Electric oven. Plumbing and space for dishwasher. Integral under counter fridge and freezer. Underfloor heating. Double glazed window to rear aspect.

### Bedroom

13'3 x 9'1 (4.04m x 2.77m )

Fitted mirrored wardrobes. Underfloor heating. Double glazed window to rear aspect.

### Shower Room/WC

Suite comprising walk-in shower cubicle with hand rail and wall mounted shower. Wash hand basin set in vanity unit with cupboard under. Low level WC. Extractor fan. Towel rail. Tiled floor and walls. Underfloor heating.

### Other Details

Martello Court is set in well maintained communal gardens. There is a residents lounge with kitchen area, store room for mobility scooter, guest suite, courtyard, laundry room and use of Jevington Gardens communal lawn.

Council Tax Band = B

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: £212.50 half yearly**

**Maintenance: £215.48 per calendar month**

**Lease: 125 years from 2013. 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.