TOWN FLATS

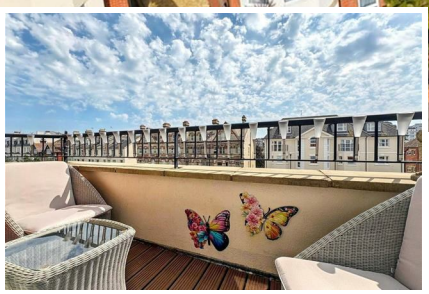
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Leasehold

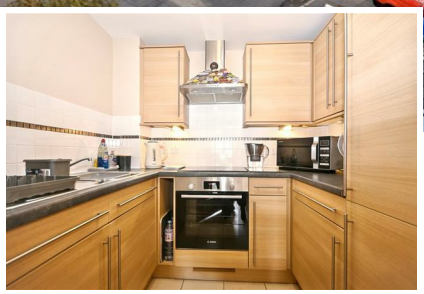
1 Bedroom | 1 Reception | 1 Bathroom

£174,950









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

This beautifully presented one bedroom third floor retirement apartment has been fully refurbished to a high standard throughout, offering stylish, modern living in a bright and welcoming setting. The property features a generously sized double bedroom, a contemporary shower room with quality fittings, and a spacious living room that provides an excellent space for relaxing and entertaining. From the living room, doors open onto a private balcony, creating the perfect spot to enjoy your morning coffee or unwind at the end of the day. The apartment has been thoughtfully renovated with a fresh, modern finish, making it easy to move into!

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Leasehold

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

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Main Features

- Beautifully Presented 1 Bedroom Third Floor Retirement Apartment
- Bright & Spacious Lounge/Dining Room
- Private Balcony Accessed From The Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Fully Refurbished To A High Standard Throughout
- Underfloor Heating & Double Glazing
- Well Managed Retirement Development
- Elegant Residents Lounge, Laundry Room & Secure Mobility Scooter Storage

Entrance
Communal entrance with stairs and lift to third floor private entrance door to -

Hallway
Walk in utility cupboard housing fuse board & storage. Amtico flooring.

Lounge/Dining Room
15'11 x 10'2 (4.85m x 3.10m)
Space for dining table. Amtico flooring. Underfloor heating. Door to kitchen. Double glazed windows and door to -

Sun Balcony
Laid to decking.

Fitted Kitchen
7'5 x 6'1 (2.26m x 1.85m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and newly fitted oven under. Extractor cooker hood. Integrated newly fitted fridge/freezer. Part tiled walls. Underfloor heating.

Bedroom
12'8 x 9'2 (3.86m x 2.79m)
Underfloor heating. Built-in wardrobe with mirrored doors. Amtico flooring. Double glazed window to front aspect.

Modern Shower Room/WC
Suite comprising large shower cubicle with wall mounted shower. Low level WC. Vanity unit with inset wash hand basin and cupboard under. Extractor fan. Tiled floor. 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 usage of the stunning Jevington Gardens.

Parking
There is a parking space available for the cost of £250 per annum.

EPC = C

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: £450 per annum
Maintenance: £232.97 per calendar month which includes water rates, window cleaner, gardeners, building insurance & 24hour emergency call system
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.