



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

£112,500



7 Cranbrook, Pembury Road, Eastbourne, BN23 7FD

Town Flats are delighted to offer for sale a 75% share of this extremely well presented two bedroom ground floor apartment forming part of this 'extra care' facility in Langney. Forming part of this quality development built in 2012 the flat offers spacious accommodation comprising of two double bedrooms, a fitted kitchen, modern Jack & Jill wet room, underfloor heating and private patio accessed off the lounge. The development is served by lifeline pull cord system as well as having an onsite care agency available to residents. Further benefits include two residents lounges, a hobby room, laundry room, hair salon and onsite restaurant. There is residents parking, visitors parking and wonderful gardens. There are local shops nearby and Eastbourne's exciting marina development approximately 1 mile distant.



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Main Features

- 75% Share - 'Extra Care' Ground Floor Apartment
- 2 Bedrooms
- Lounge With Enclosed Private Patio
- Fitted Kitchen
- Jack & Jill Wetroom/WC
- Double Glazing
- 2 Residents Lounges, Laundry Room & Hobby Room
- Onsite Restaurant
- Residents Parking Facilities
- Lifeline Pull Cord System & Onsite Care Agency

Entrance

Communal entrance with security entryphone system. Private entrance door to -

Hallway

Two built-in cupboards. Coved ceiling.

Lounge

19'4 x 10'10 (5.89m x 3.30m)

Coved ceiling. Telephone point. Television point. Double glazed window and door to enclosed patio.

Fitted Kitchen

11'3 x 7'6 (3.43m x 2.29m)

Range of fitted lightwood wall and base units. Worktop with inset single drainer sink unit. Built-in electric hob and eye level oven. Space for upright fridge/freezer (included). Plumbing and space for dishwasher (included). Part tiled walls. Coved ceiling. Extractor fan.

Bedroom 1

13'3 x 10'4 (4.04m x 3.15m)

Coved ceiling. Television point. Door to Jack & Jill wet room. Double glazed window.

Bedroom 2

10'1 x 7'1 (3.07m x 2.16m)

Coved ceiling. Double glazed window.

Jack & Jill Wet Room/WC

White suite comprising walk-in shower with seat. Low level WC. Wash hand basin. Part tiled walls. Shaver point. Coved ceiling. Frosted double glazed window.

Other Details

The property has recently be redecorated and new carpets have been fitted throughout.

The development is set in wonderful well maintained communal gardens and there are residents parking facilities. Within the development there is a residents lounge, laundry room, activity room, a hair salon and storage room for scooters.

EPC = A

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: Peppercorn

Maintenance: £584.84 per calendar month

Lease: 125 years from 2012. 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.