



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £134,950



## 28 Colonel Stevens Court, 10a Granville Road, Eastbourne, BN20 7HD

A beautifully presented one bedroom first floor apartment forming part of this popular retirement development. Enviably situated in Lower Meads the apartment is within comfortable walking distance of Eastbourne town centre and a bus stop outside the development serves Meads Village as well as the town centre. The flat benefits from a double bedroom, refitted shower room/WC and Howdens kitchen installed in 2025. The development benefits from a residents lounge, laundry room and communal gardens. An internal inspection comes highly recommended.

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10a Granville Road  
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## Main Features

- Beautifully Presented Meads Retirement Apartment
- 1 Double Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Night Storage Heating
- Residents Lounge, Laundry Room & Large Residents Car Park
- Well Maintained Communal Gardens

## Entrance

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

## Hallway

Night storage heater. Coved ceiling. Built-in cupboard housing hot water cylinder.

## Lounge

19'10 x 10'8 (6.05m x 3.25m )

Night storage heater. Feature fireplace with marble surround and hearth. Coved ceiling. Television point. Double glazed window to rear aspect. Door to -

## Fitted Kitchen

8'6 x 7'8 (2.59m x 2.34m )

Range of fitted wall and base units. Granite effect worktop with inset single drainer sink unit and mixer tap. Plumbing and space for washing machine. Space for undercounter fridge. Inset set electric hob. Part tiled walls. Double glazed window to rear aspect.

## Bedroom

15'10 x 9'2 (4.83m x 2.79m)

Night storage heater. Coved ceiling. Double glazed window to rear aspect overlooking communal gardens.

## Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Tiled walls and floor. Heated towel rail. Wall mounted electric heater. Extractor fan.

## Other Details

Colonel Stevens Court benefits from lawned communal gardens, large residents car park and residents lounge with indoor entertainment including quiz afternoons, exercise classes and coffee mornings.

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: £471.58 per annum**

**Maintenance: £3036 per annum**

**Lease: 125 years from 1995. 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.