


Leasehold

Guide Price

£95,000 - £105,000

 1 Bedroom

 1 Reception

 1 Bathroom



43 Colonel Stevens Court, Granville Road, Eastbourne, BN20 7HD

GUIDE PRICE £95,000 to £105,000

A one bedroom second floor retirement flat forming part of this popular development built by McCarthy & Stone. Enviably situated in the highly sought after Lower Meads area of Eastbourne the flat benefits from a double bedroom with fitted wardrobes, fitted kitchen and bathroom, sealed unit double glazing and night storage heaters. Colonel Stevens Court offers a house manager, residents lounge, laundry room, communal gardens and residents parking facilities. The flat is being offered CHAIN FREE.



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Granville Road, Eastbourne,
BN20 7HD

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Main Features

- Retirement Flat
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Bathroom/Shower Room
- Residents Parking Facilities
- Residents Lounge & Laundry Room
- Communal Gardens
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor. Private entrance door to-

Hallway

Entry phone handset. Coved ceiling. Walk in airing cupboard housing hot water cylinder.

Lounge

19'9 x 10'9 (6.02m x 3.28m)

Coved ceiling. Television point. Night storage heater. Double glazed window to rear aspect. Door to-

Fitted Kitchen

7'7 x 7'2 (2.31m x 2.18m)

Range of fitted wall and base units, worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and eye level oven with extractor cookerhood. Space for upright fridge freezer. Part tiled walls. Wall mounted electric heater. Double glazed window.

Bedroom 1

13'9 up to fitted wardrobes x 9'1 (4.19m up to fitted wardrobes x 2.77m)

Coved ceiling. Night storage heater. Fitted wardrobes. Wall light. Double glazed window.

Bathroom/Shower Room

Coloured suite comprising of panelled bath with shower over. Low level WC and vanity unit with inset wash hand basin and cupboards below. Tiled walls. Extractor fan. Wall mounted electric heater.

Outside

Colonel Stevens Court offers a residents lounge, laundry room, communal gardens and residents parking facilities.

EPC = 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: £235.79 half yearly.

Maintenance: £1241.40 half yearly which includes building insurance.

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.