



# BROOK GAMBLE



## Flat 33 Sovereign Court 21 Wannock Road, Eastbourne, BN22 7JQ

**£850 Per Month**

EMAIL ENQUIRIES ONLY - Brook Gamble are delighted to be offering to let this well presented ground floor retirement apartment in the ever so popular Sovereign Court development, located on Eastbourne Seafront, in the Redoubt area of Eastbourne, the flat benefits from electric heating and uPVC double glazing. Sovereign Court offers a host of communal facilities including a residents Lounge and well equipped laundry, as well as a communal garden and residents parking facilities, and a guest suite that is bookable for friends of relatives (subject to availability and a small charge). With nearby local shops, and the seafront literally across the road, the position of this apartment is superb if you enjoy seafront walks, and seeing life go by. Any tenant must generate an income of £25,500 per annum in order to pass referencing. No Pets allowed under the terms of the apartments leases.

### **Communal Entrance**

Communal front door with entryphone system to Communal Entrance Hall.

### **Entrance Hall**

Private front door to L-shaped Entrance Hall; with wall lights, entry phone handset, linen cupboard with insulated cylinder and slatted shelving.

### **Lounge 14'8 x 11'2 (4.47m x 3.40m)**

Night storage heater, wall lights, UPVC double glazed window to front.

### **Kitchen 7'6 x 7'6 (2.29m x 2.29m)**

Single drainer sink unit with mixer taps and cupboard below. Further range of drawers and base units with working surfaces over, incorporating four ring electric hob with cooker hood above. Space for fridge, further appliance space, built in electric oven, wall units, part tiling to walls.

### **Bedroom 14'9 x 8'2 (4.50m x 2.49m)**

Built in mirror fronted sliding wardrobe cupboard with clothes rail and shelving. Wall lights, night storage heater, UPVC double glazed window to front.

### **Bathroom**

Suite comprising panelled bath with mixer taps and handheld shower attachment. Low flush WC, pedestal wash basin, heated towel rail, light and shaver point, wall mounted electric heater, part tiling to walls.

### **Communal Facilities**

Sovereign Court benefits from a Residents Lounge and Laundry Facilities, along with a Communal Garden and Residents parking facilities. And also a guest suite bookable in advance should you have a friend or relative wishing to stay. (Subject to availability)

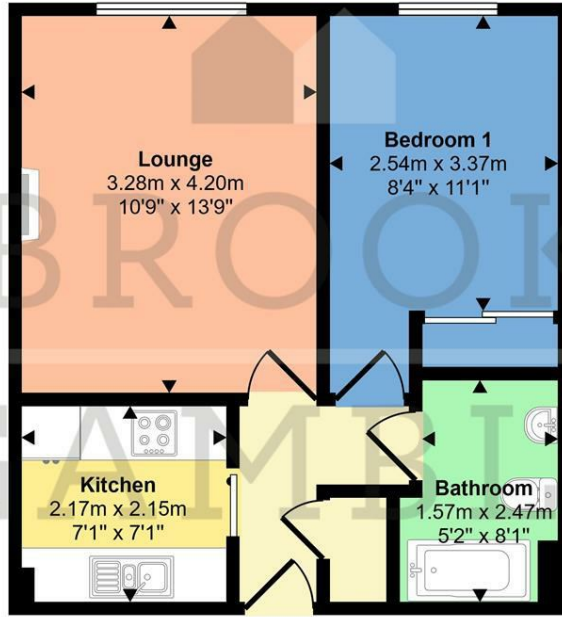
### **Security Deposits**

Holding Fee = £196.15

Security deposit = £980.76

# Floor Plan

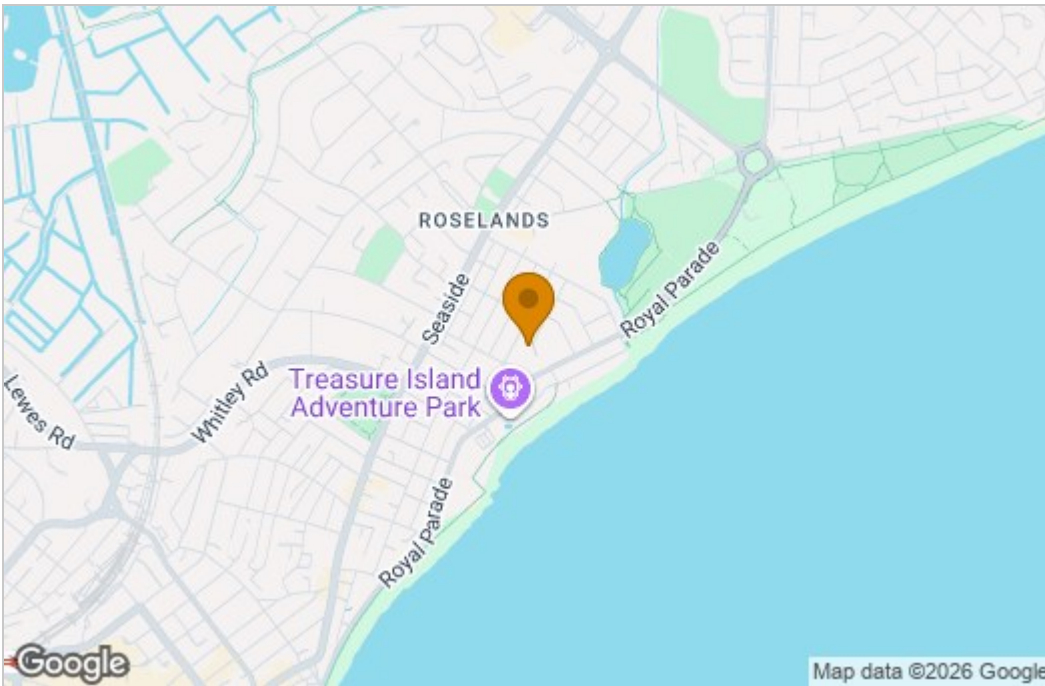
Approx Gross Internal Area  
39 sq m / 420 sq ft



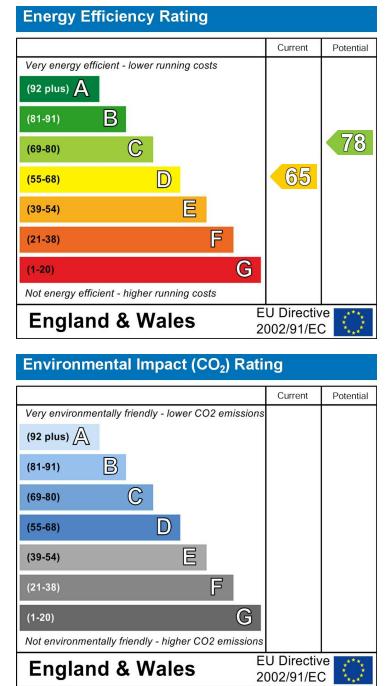
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



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