



# BROOK GAMBLE



**36 Homeglade House, St. Johns Road, Eastbourne, BN20 7PZ**

**£79,950**

Brook Gamble are pleased to offer a one bedroom third floor retirement apartment in the much sought after Meads area, WITHIN EASY REACH OF MEADS VILLAGE SHOPS. The property is CHAIN FREE and TASTEFULLY DECORATED, and located on the west side of the block, with VIEWS OF THE SOUTH DOWNS NATIONAL PARK. Other benefits include a communal lounge, development manager, RESIDENTS' PARKING on a first come, first served basis, and communal gardens. Sole Agents.

Door to communal entrance hall. Stairs and lift to:

### **Third Floor Landing**

Private front door to:

### **Entrance Hall**

Entry phone system. Storage cupboard housing hot water cylinder. Ceiling coving.

### **Lounge 17'8" x 11'2" (5.38m x 3.40m)**

Care-line cord. Wall mounted electric heater. Wall lights points. Ceiling coving. Westerly facing double glazed window to rear aspect, overlooking the South Downs.

### **Kitchen 7'4" x 5'4" (2.24m x 1.63m)**

Fitted with a range of wall and base units with cupboards and drawers and incorporating single bowl sink unit. Complementary work surface. Space for electric cooker. Space for under counter fridge. Extractor fan unit. Ceiling coving.

### **Bedroom 14'1" x 8'7" (4.29m x 2.62m)**

Built-in cupboard with concertina sliding doors, hanging rail and shelving above. Care-line cord. BT telephone socket. Wall mounted electric heater. Wall light points. Ceiling coving. Double glazed window to rear aspect.

### **Shower Room**

Large walk-in shower with wall mounted Triton electric shower and riser rail. Tiled splashback. Low level WC. Wash hand basin. Fitted mirror. Electric towel rail. Wall mounted electric heater. Wall light point.

### **Communal Facilities**

The property enjoys the benefits of a residents' lounge and laundry facilities.

### **Outside**

The property is set in attractive lawned communal gardens and benefits from residents' parking facilities.

### **Other Information**

Council Tax Band A

The Vendor has advised us of the following information:

Lease: 58 years remaining

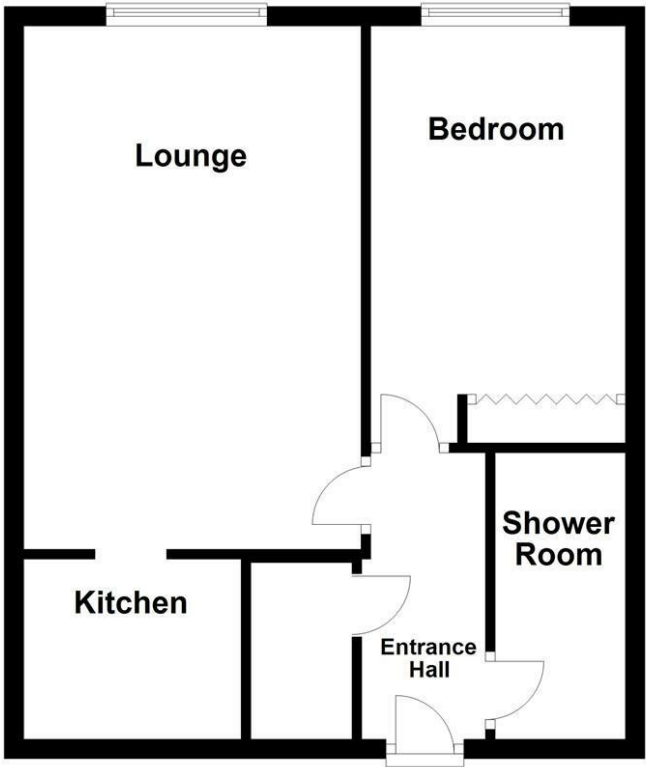
Ground Rent: approximately £430.00 per annum, payable in two installments of £215.00 in April and September

Service Charge: approximately £3422.00 per annum, payable in two installments of £1711.00 in April and September. This charge includes water and waste water.

Minimum age requirement: 60 years

Floor Plan

Third Floor Retirement Apartment

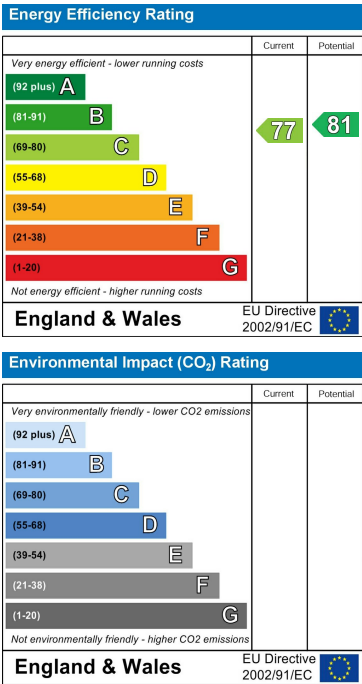


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.