

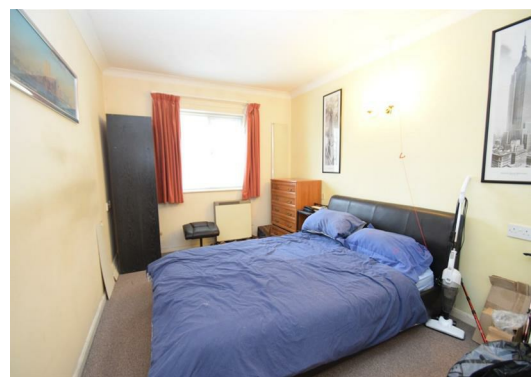


30 Sovereign Court Wannock Road, Eastbourne, BN22 7JQ

£80,000



A CHAIN FREE, one bedroom retirement flat with DIRECT ACCESS TO THE COMMUNAL GARDENS. Located opposite the SEAFRONT, with local amenities within easy reach, communal facilities including residents lounge, laundry, gardens and car park. The lease allows female residents over 55 years old and male residents over 60.



COMMUNAL HALLWAY

Access to communal facilities.

ENTRANCE HALL

Built in airing cupboard.

LOUNGE

14'3" x 11'3" (4.36 x 3.43)

Double glazed door opening directly onto communal gardens. Television point, wall light points.

KITCHEN

7'9" x 7'5" (2.38 x 2.27)

Double glazed window to side. Fitted with a range of wall and base mounted units with work surfaces and tiled splash backs, one and a half bowl single drainer sink unit, fitted electric oven and hob.

SHOWER ROOM

Fitted in a white suite comprising shower enclosure, low flush wc and pedestal hand basin. Extractor fan, heated towel rail, wall light/electric shaver point.

BEDROOM

12'1" x 8'9" (3.7 x 2.68)

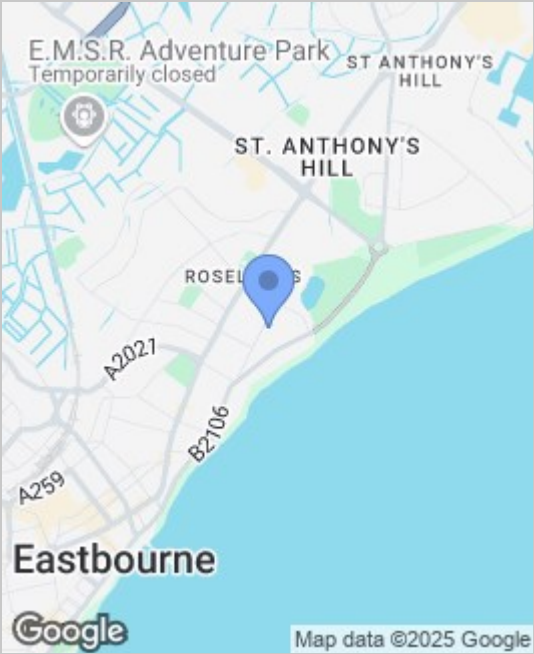
Double glazed window to rear, electric heater, fitted mirror fronted double wardrobe.

Tenure and Outgoings

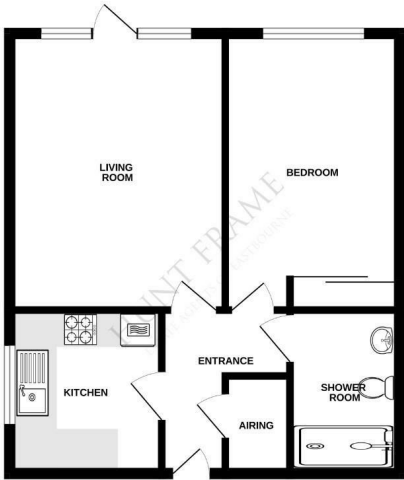
Ground rent: £160 pa. (TBC)
Lease: 99 years from 25/3/1988 (TBC)
Council tax: £1711 pa Band B (TBC)
Maintenance : £2400 pa (TBC)

Agents Note

Communal Facilities - The property has the benefit of communal lounge for the residents to enjoy, communal residents parking on a first come first served basis, laundry room and communal gardens.
Minimum age requirements, Women 55 years, and Men 60 years of age.



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA - 452sq. ft. (42.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures, we do not warrant the accuracy of the figures. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose. The figures are for information only and should not be relied upon for any purpose.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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.