



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Wannock Road, Eastbourne, BN22 7JQ

2 Bedroom Ground Floor Flat - Leasehold

Home + Castle are pleased to advertise this nicely presented, CHAIN FREE, warden assisted, 2 bedroom ground floor flat within a few minutes walk of the seafront and town centre. Double glazed, electric heating, wet room and carpet to all main rooms. Communal areas for all, including laundry room, lounge and gardens. Please note Sovereign Court is an Over 55's development.

**FOR SALE**  
**LEASEHOLD**  
**£150,000**

### Front of Building

Communal "non-allocated" parking available to front. Communal gardens.

### Entrance

Main entrance to reception area. Communal hallway leads to Flat 48 on ground floor. Private door to hallway.

### Hallway "L Shaped"

Good sized hallway. Cupboard housing hot water cylinder and shelving for storage. Telephone entry intercom control panel. Emergency pull cord. Carpet.

### Lounge Diner 22'1" max x 13'5" max (6.73m max x 4.09m max)

Spacious lounge diner with double glazed window to communal gardens. Dining area 8'2" x 7'10". Electric storage heaters x 2, wall lights x 4, power points, TV point and BT point. Carpet.

### Kitchen 8'2" x 7'10" (2.49m x 2.39m)

Wall and base units, power points, integrated tall fridge freezer, built-in electric hob with extractor above, built-in electric oven, under cupboard lighting, ceiling light and emergency pull cord. Vinyl flooring.

### Bedroom 1 13'10" x 8'10" (4.22m x 2.69m)

Built-in double wardrobe with sliding mirrored doors, wall light, power points, TV point, wall mounted electric heater, emergency pull cord, carpet and double glazed window to communal garden.

### Bedroom 2 10'6" x 8'10" (3.20m x 2.69m)

Wall light, power points, TV point, emergency pull cord, wall mounted electric heater, carpet and double glazed window to communal garden.

### Wet Room 7'11" x 5'10" (2.41m x 1.78m)

Shower with screen, WC, basin with shelf and cabinet above. Heated chrome towel radiator, ceiling light, extractor fan, wall mounted electric fan heater and emergency pull cord. Vinyl flooring.

### Additional Information

We have been advised of the following by the vendor.

Service Charges - £2.876 p.a. Quarterly in advance.

Ground Rent - £200 p.a.

99 Year Lease from 05/12/1988 - 61 years left.

Energy Performance Rating - C.

Council - Eastbourne

Tax Band - C

Communal Laundry Room

Communal Lounge

Communal Gardens

Communal "Non-allocated" Parking.

### Dimensions

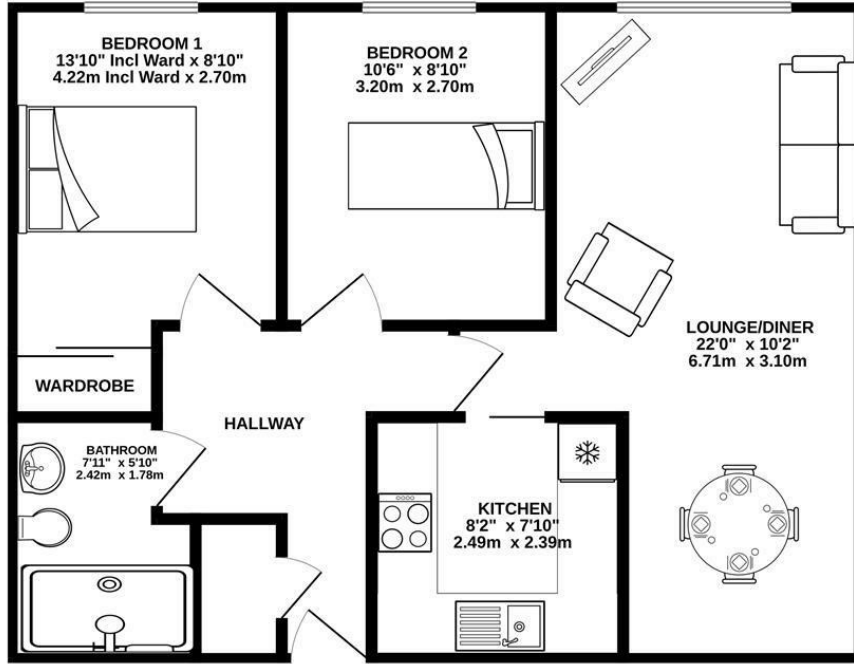
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

### Guest/Visitors Room

For visitors travelling from afar and subject to availability, there is one guest room for hire which must be booked in advance.

# Floor Plan

GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



2 BEDROOM GROUND FLOOR FLAT

TOTAL FLOOR AREA: 613sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.