

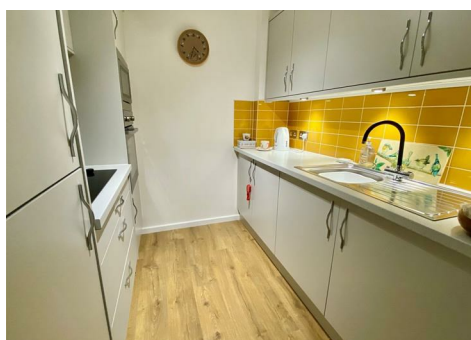
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est. 1978

**Taylor Engley**



**32 Sovereign Court Wannock Road, Eastbourne, East Sussex, BN22 7JQ**  
**Price £120,000 Leasehold**

**IMMACULATE AND REFURBISHED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT** being within a short stroll to the seafront in the Redoubt area of Eastbourne. The accommodation comprises a communal entrance hall, private entrance hall, modern kitchen, living room, bedroom and modern shower room/wc. The property is served by the lifeline pull cord system although is designed with independent living in mind. There are also communal facilities including residents lounge, laundry room, gardens and there is parking to the front of the building EPC C





**\* EXCELLENT CONDITION \* GROUND FLOOR RETIREMENT APARTMENT \* MODERN KITCHEN \* MODERN SHOWER ROOM/WC \* SITTING ROOM \* BEDROOM WITH BUILT IN WARDROBES \* DOUBLE GLAZED \* ELECTRIC HEATING \* COMMUNAL LOUNGE AND GARDENS \* LAUNDRY ROOM \* SHORT STROLL TO THE SEAFRONT \***





## ACCOMMODATION COMRRISES

Communal front door with key fob entry system into communal hallway which has the communal lounge and laundry off. Lift to all floors

## PRIVATE ENTRANCE HALLWAY

Door with spy hole leading into hallway, fitted wipe mat, cupboard housing water heater and shelving.

## KITCHEN

7'6 x 7'3 (2.29m x 2.21m)

Modern kitchen fitted with wall and base units incorporating cupboards and drawers including pan drawers, stainless sink unit and drainer with mixer tap, eye level oven with microwave over, four ring electric hob with extractor over, built in fridge/freezer, ample work top space, wood effect laminate flooring.

## SITTING ROOM

14'8 x 11'2 (4.47m x 3.40m)

Double glazed window to front, electric radiator, television aerial socket, telephone socket.

## BEDROOM

12'8 x 8'9 (3.86m x 2.67m)

(12'8 to cupboard front, plus door recess)

Double glazed window to the front, electric radiator, built in double wardrobe with hanging rail and shelving.

## SHOWER ROOM/WC

7'2 x 6'3 (2.18m x 1.91m)

Double enclosed shower unit with Mira shower over, grab rail, aqua boarded walls, vanity wash hand basin with cupboard under, close coupled WC, chrome electric heated towel radiator, extractor fan, wood effect laminate flooring.

## N.B

Term of lease 99 years from 25 March 1988.

Service Charge due 24.06.2025 for one quarter in advance £719.00

Ground Rent due 25.03.2025 for one year in advance £150.00

Age Restrictions, A male who is aged sixty years or over at the date of his first occupation of the Demised Premises or a female who is aged fifty five years or over at the date of her first occupation of the Demised Premises.

No Pets, unless it is a guide dog.

We are also informed that the lessee shall on every assignment underlease or transfer at legal completion pay to the lessor a transfer fee of 1% of the gross sale price or open market value, whichever is higher, plus V.A.T at the prevailing rate.

Managing Agents, Stredder Pearce.

(All details concerning the terms of the lease and outgoing are to be verified).

## BROADBAND AND MOBILE PHONE CHECKER:

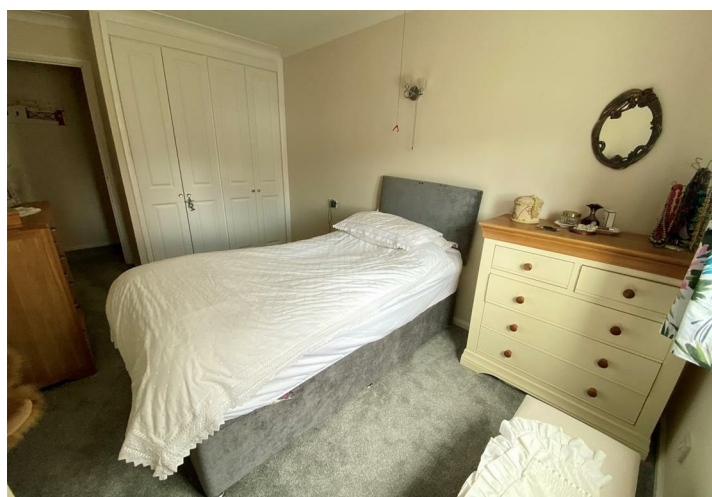
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

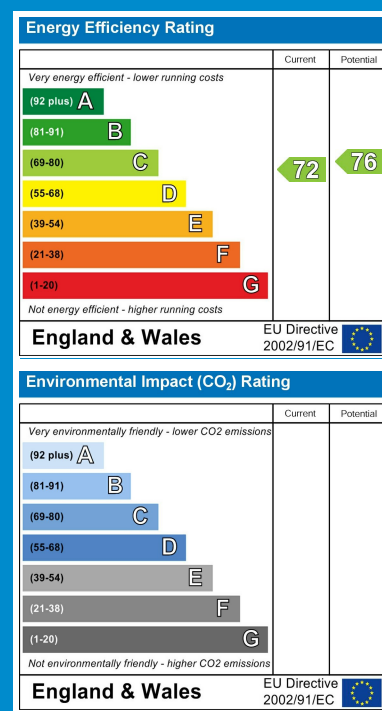
## COUNCIL TAX BAND:

Council Tax Band B

## FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.





**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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