

**Valuers, Land & Estate Agents**

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**Flat 17, Cheriton Court Green Street, Old Town, Eastbourne, East Sussex, BN21 1SB**

**Asking Price £77,950 Leasehold**

Taylor Engley are delighted to offer to the market this **ONE BEDROOMED FIRST FLOOR PURPOSE BUILT MANAGER ASSISTED RETIREMENT APARTMENT** in the popular Old Town area of Eastbourne. This first floor apartment features an open plan living room to kitchen, double bedroom with built in wardrobe and a shower room with wc. Communal facilities are available which include a residents lounge, guest bedroom (at an additional nightly charge), laundry room and residents parking on a first come first served basis.



**Cheriton Court occupies a convenient location in the Old Town area being adjacent to local shops in Green Street and within just a short walk of the Victoria Medical Centre in Victoria Drive. Bus services serve the local area and Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately one and three and three quarters of a mile distant.**

**\* POPULAR MANAGER ASSISTED RETIREMENT BLOCK IN FAVOURED OLD TOWN LOCATION \*  
CLOSE PROXIMITY TO LOCAL SHOPS AND BUS SERVICES \* BLOCK SERVED BY PASSENGER  
LIFT \* FIRST FLOOR APARTMENT \* LIVING ROOM WITH INTEGRAL KITCHEN \* DOUBLE  
BEDROOM \* SHOWER ROOM/WC \* COMMUNAL FACILITIES INCLUDING RESIDENTS LOUNGE,  
GUEST BEDROOM (AT AN ADDITIONAL NIGHTLY CHARGE) AND LAUNDRY ROOM \* RESIDENTS  
PARKING ON A FIRST COME FIRST SERVED BASIS \* CHAIN FREE \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

Passenger lift or stairs to:

### First Floor

Private front door opening to:

### Hall

Airing cupboard housing cylinder.

### Living Room

15'6 x 9'9 (4.72m x 2.97m)

Two night storage heaters, television point, outlook to side.

### Integral Kitchen Area

7'2 x 6'8 (2.18m x 2.03m)

Comprises single drainer stainless steel sink unit, work surface with base units below, wall mounted cupboards, AEG electric oven, four ring electric hob with extractor fan over, wall mounted cupboards, part tiled walls.

### Bedroom

13'3 + door recess x 8'11 (4.04m + door recess x 2.72m)

Built-in double wardrobe cupboard with mirror fronted sliding doors, Dimple night storage heater, window to side.

### Shower Room

Tiled shower cubicle with Mira shower unit and fitted seat, pedestal wash hand basin, low level wc, electrically heated towel rail, Dimplex wall mounted electric heater, part tiled walls.

### Communal Facilities

Including a residents lounge, guest bedroom (at an additional nightly charge) and a laundry room.

## Residents Parking

On a first come first served basis located to the rear of the block.

## N.B

As at January 2023 we are informed of the following, Managing Agents are Housing 21.

Minimum age 55.

Service Charge Budget for 2022/2023 £244.60 Per Month.

Fees/Charges payable by the purchaser, Non-assignable Leases. The regrant of a new lease is administered by Housing 21's solicitors and their fee is in the sum of £330 + VAT. Their engrossment fee is in the sum of £75 + VAT

Please ask for information regarding charges/exit fees incurred when selling this property.

(All information concerning the term of the lease and outgoings are subject to verification).

## COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,794.93 (Single person £1,346.20) until March 2024.

## BROADBAND AND MOBILE PHONE CHECKER:

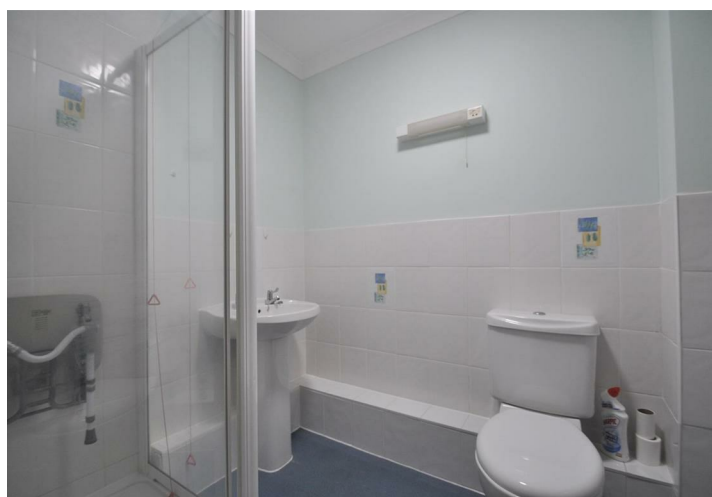
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## FOR CLARIFICATION:

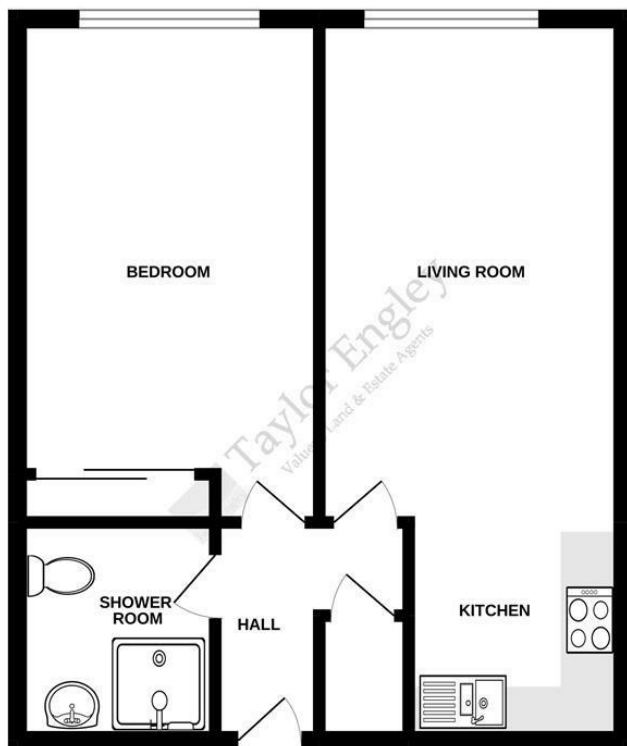
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

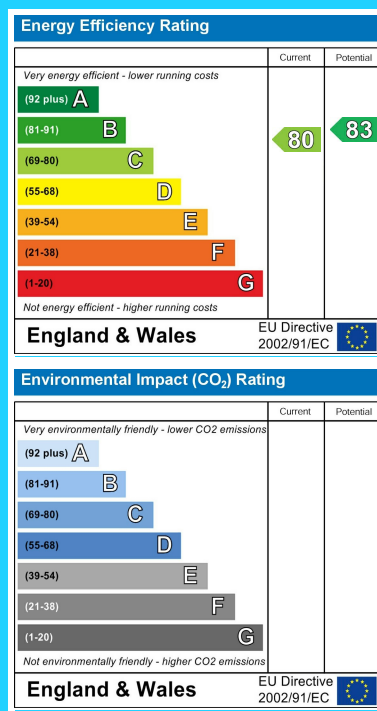


GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 425 sq.ft. (39.5 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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**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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