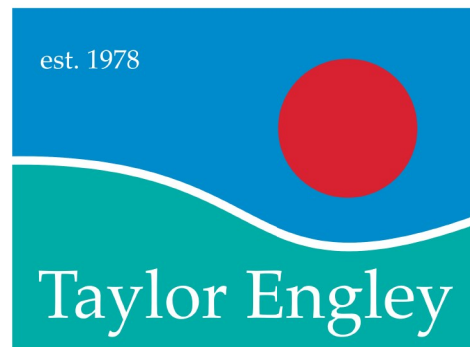


Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk



57, Colonel Stevens Court 10a Granville Road, Eastbourne, East Sussex, BN20 7HD
Guide Price £125,000 Leasehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS ONE BEDROOMED TOP (THIRD) FLOOR RETIREMENT APARTMENT, situated in this highly sought after Lower Meads area of Eastbourne. The property offers upvc double glazing, electric night storage heating and has features that include 19'8 x 10'9 living room, fitted kitchen, spacious bedroom and downland views. Communal facilities include a residents lounge, laundry room, communal gardens and residents parking on a first come first served basis. EPC = B



The property is conveniently located within close proximity to Eastbourne's town centre with its comprehensive shopping facilities, mainline railway station, seafront and local buses providing access to Eastbourne's town centre which is approximately three quarters of a mile distant.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO ALL FLOORS * THIRD (TOP) FLOOR LANDING * HALL * LIVING ROOM * FITTED KITCHEN * BEDROOM * BATHROOM * COMMUNAL FACILITIES INCLUDING RESIDENTS LOUNGE AND LAUNDRY ROOM * RESIDENTS PARKING * COMMUNAL GARDENS ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone system. Lift and stairs rising to all floors.

Third (Top) Floor Landing

Private front door opening to:

Hall

Walk-in storage cupboard with shelving and electric meter, Lifeline pull cord, control panel, hatch to loft, night storage heater.

Living Room

19'8 x 10'9 (5.99m x 3.28m)

Upvc windows to rear with far reaching views towards the South Downs, night storage heater, coved ceiling, Lifeline pull cord. Double casement doors to kitchen.

Kitchen

8'2 x 7'7 (2.49m x 2.31m)

Range of matching eye and base level units with complimentary rolled edge moulded work top surfaces with single drainer stainless sink unit with mixer tap, Bosch electric oven with four burner adjacent hob, extractor, space for fridge freezer, part tiled walls, plumbing and space for washing machine.

Bedroom

13'9 x 9'1 (4.19m x 2.77m)

Upvc windows to rear, coved ceiling, night storage heater, built-in double wardrobe.

Bathroom/Wc

6'9 x 5'6 (2.06m x 1.68m)

Coloured suite comprising panelled bath with chrome fittings with Aqualisa shower unit over, vanity wash hand basin, fully tiled walls, wall mounted fan heater, heated towel rail.

Communal Facilities

Include a residents lounge and laundry room.

Communal Gardens

Residents Parking

On a first come first served basis.

N.B

We have been informed by the vendor of the following:

The lease is 125 years from 1st February 1995.

The current service charge is £2,956.62 par annum.

The current ground rent is £471.58 per annum.

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

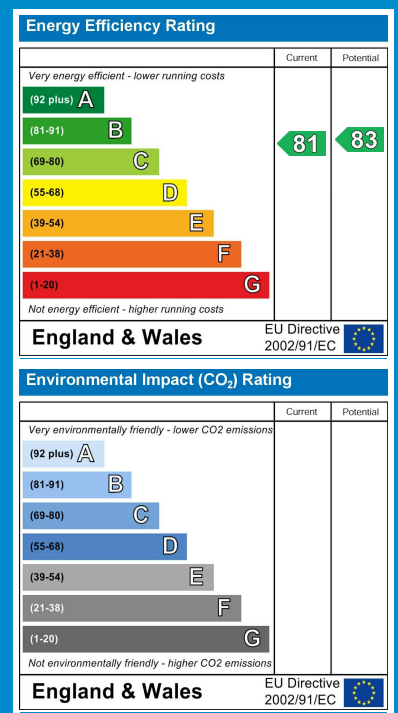
FOR CLARIFICATION:

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 ENGLE.





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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750