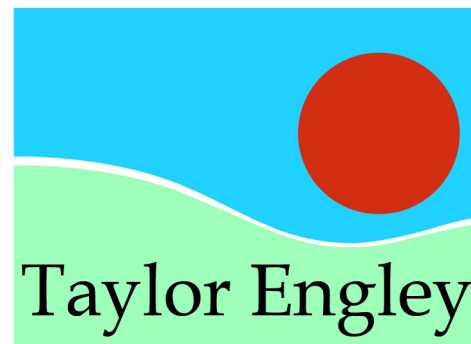


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Flat 41, Sovereign Court Wannock Road, Redoubt, Eastbourne, East Sussex, BN22 7JQ
Guide Price £120,000 Leasehold

**** CHAIN FREE ** DECEPTIVELY SPACIOUS ONE BEDROOMED FIRST FLOOR RETIREMENT APARTMENT** situated close to the seafront in the Redoubt area of Eastbourne. The accommodation comprises a communal entrance hall, private entrance hall, kitchen, living room, bedroom and bathroom. 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 B



The property is conveniently located within walking distance from shopping facilities that are available in nearby Seaside. Whilst Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station is situated approximately one and a half miles distant.

*** WELL PRESENTED * DECEPTIVELY SPACIOUS * THIRD FLOOR RETIREMENT APARTMENT * ONE BEDROOM * LOUNGE * KITCHEN * BATHROOM * COMMUNAL GARDENS * RESIDENTS PARKING * COMMUNAL FACILITIES INCLUDE RESIDENTS LOUNGE AND LAUNDRY ROOM * LIFE LINE PULL CORD SYSTEM ***



The accommodation

Comprises:

Communal Entrance

Lift and stairs to all floors.

Third Floor Landing

Private front door opening to:

Hall

Storage cupboard, Lifeline pull cord.

Kitchen

7'6 x 7'6 (2.29m x 2.31m)

Range of wall and base units, electric hob, electric oven, sink, space for fridge freezer, Lifeline pull cord.

Living/Dining Room

Bay window, electric heater, electric fireplace, wall lights, Lifeline pull cord.

Bedroom

14'6 x 9' (4.42m x 2.74m)

Window to front, electric radiator, Lifeline pull cord, built-in wardrobe with sliding mirrored doors.

Bathroom

Low level wc, extractor fan, wash basin, bath with shower over, Lifeline pull cord, fully tiled.

Communal Facilities

Include a residents lounge and laundry room.

Residents Parking

On a first come first served basis.

Communal Gardens

N.B

99 year lease from 31st October - 25th March 2087
there is currently 62 years remaining.

We are advised that the current ground rent is £150 per year.

Maintenance charge £1970 per year.

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

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council
- currently £1,879.46 until March 2025.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

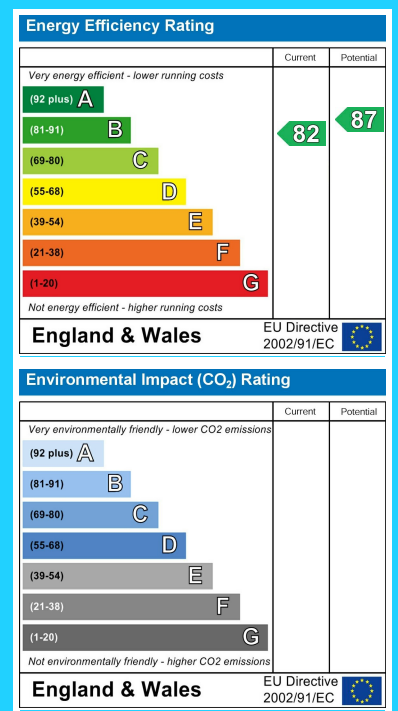
FOR CLARIFICATION:

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.

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