

Valuers, Land & Estate Agents

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Flat 8, Colonel Stevens Court Granville Road, Lower Meads, Eastbourne, East Sussex, BN20 7HD

Guide Price £155,000 Leasehold

An excellent opportunity to purchase this SPACIOUS GROUND FLOOR ONE BEDROOMED RETIRMENT APARTMENT situated in the highly sought after Lower Meads area of Eastbourne. The property has recently been redecorated and is offered with the benefit of double glazed windows, new carpets, new programmable Dimplex Electronic panel heaters and has features that include a 19'8 x 10'8 living room, fitted kitchen with recently replaced oven, hob and extractor, 15'8 x 9'1 max bedroom and a bathroom. Communal facilities include a residents lounge and laundry room. Outside there are communal gardens and residents parking on a first come first served basis.



Buses run locally providing access to Eastbourne's town centre with its comprehensive shopping facilities and mainline railway station which is situated approximately three quarters of a mile distant.

*** COMMUNAL ENTRANCE HALL * HALL * LIVING ROOM * FITTED KITCHEN * DOUBLE BEDROOM
 * BATHROOM * COMMUNAL FACILITIES INCLUDE:- RESIDENTS LOUNGE, LAUNDRY ROOM,
 GARDENS AND RESIDENTS PARKING * CHAIN FREE ***



The accommodation

Comprises:

Footpath leading to communal front door opening to:

Communal Entrance Hall

Security entry system. Private front door opening to:

Hall

With a wall mounted newly installed Dimplex panel heater, security entry phone system, walk-in storage cupboard with shelving and electric meter.

Living Room

19'8 x 10'8 (5.99m x 3.25m)

Recently replaced Dimplex panel heater, mock fireplace surround, two wall uplighters, coved and artexed ceiling, double glazed door to external patio with communal gardens beyond. Lifeline pull cord.

Fitted Kitchen

7'7 x 7' (2.31m x 2.13m)

With upvc window to side, range of matching eye and base level units with complimentary rolled edge moulded work top surfaces over, with single drainer stainless steel sink unit, four burner electric hob, adjacent recently replaced stainless steel oven, space and plumbing for washing machine. Lifeline pull cord.

Bedroom

13'7 x 9'1 (4.14m x 2.77m)

With a recently replaced Dimplex Electronic panel heater, built in wardrobes, upvc window overlooking the communal gardens, two wall uplighters, Lifeline pull cord,

Bathroom

6'10 x 5'6 (2.08m x 1.68m)

Cream suite comprising panelled bath with electric shower unit over, vanity wash hand basin, low level wc, upvc obscure window to side. Lifeline pull cord.

Communal Facilities

Include a residents lounge, laundry room.

Communal Gardens

Residents Parking

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

N.B

Term of lease is for 125 years from 1995.

Ground rent is £235.00 per half year

Maintenance is £1,375.00 per half year.

(All details concerning the term of lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'C' Eastbourne Borough Council

- Currently £2,051.34 (£1,538.50 if single person)

until March 2024.

BROADBAND AND MOBILE PHONE CHECKER:

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

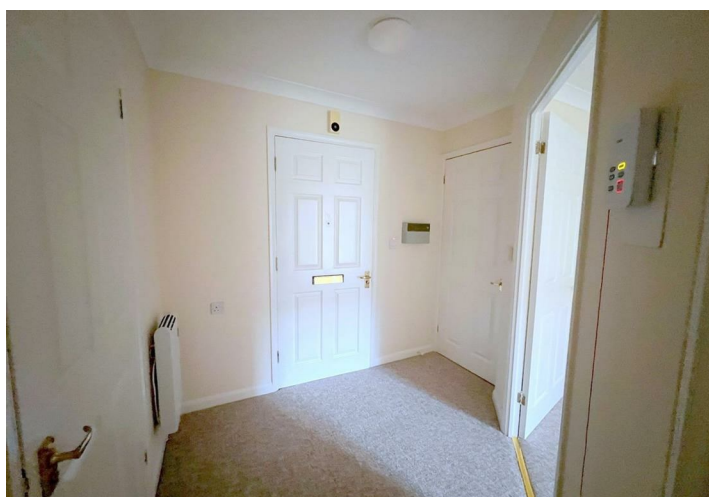
www.checker.ofcom.org.uk

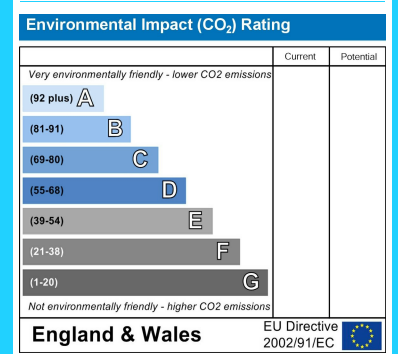
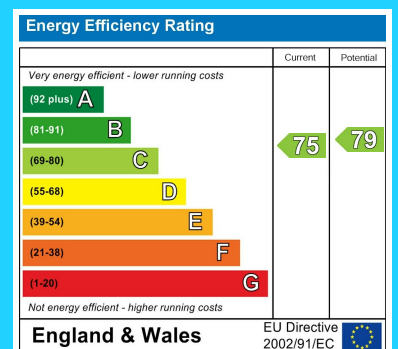
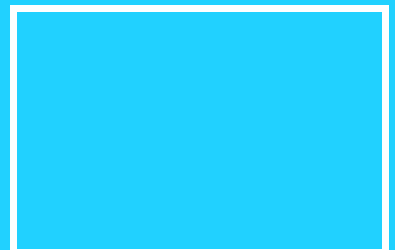
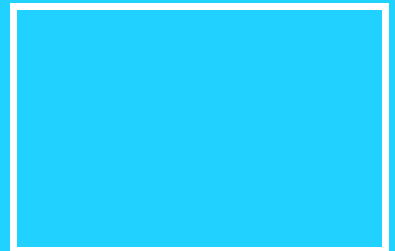
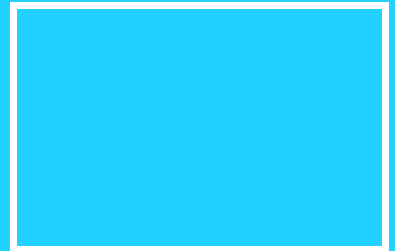
FOR CLARIFICATION:

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 ENGLEY.





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.

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