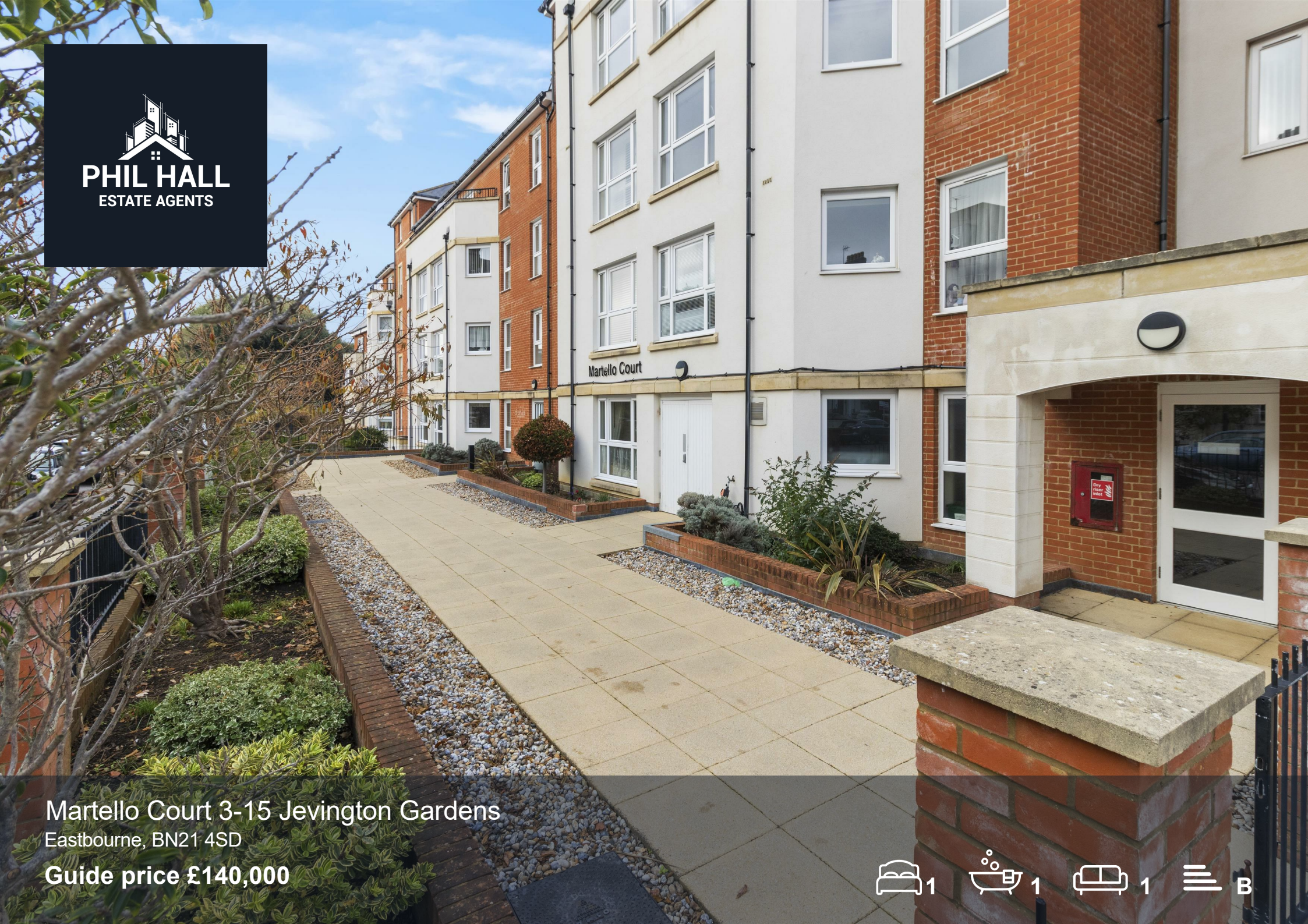


Martello Court 3-15 Jevington Gardens

Eastbourne, BN21 4SD

Guide price £140,000

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Martello Court 3-15
Jevington Gardens

Eastbourne, BN21 4SD

Guide Price £140,000 to £150,000

Phil Hall Estate Agents welcomes to the market this beautifully presented and spacious one-bedroom third-floor apartment, situated within the highly regarded McCarthy & Stone independent living development of Martello Court, exclusively designed for the over 60s. Ideally positioned in the sought-after Jevington Gardens area of Eastbourne, the property enjoys a convenient location within a short walk of Eastbourne seafront, town centre, local shops and a wide range of amenities. Offering comfortable independent living with the added benefit of excellent communal facilities, this delightful apartment is being offered to the market chain free.

Upon entering the development, you are immediately welcomed by the beautifully maintained communal entrance and reception areas, which create a warm and inviting atmosphere. The excellent communal spaces are thoughtfully designed to provide residents with both comfort and opportunities to socialise. Stairs and a passenger lift provide access to the third floor, where the apartment is conveniently positioned.

Entering the apartment, you are greeted by a welcoming entrance hall which provides access to all the principal accommodation, along with a particularly useful walk-in storage cupboard, ideal for keeping everyday essentials neatly tucked away.

The spacious living room/dining room is a wonderful feature of the apartment, offering generous space for a selection of comfortable living room furniture as well as a dining table and chairs. A charming Juliette balcony allows plenty of natural light to fill the room whilst providing delightful views across the surrounding gardens and neighbouring church, creating a peaceful and attractive outlook.

Leading directly from the living room/dining room is the modern fitted kitchen, which has been thoughtfully designed with both practicality and convenience in mind.

























The kitchen is fitted with a range of wall-mounted and matching base units with complementary work surfaces over, providing ample storage and preparation space. Integrated appliances include a conveniently positioned waist-height electric oven, four-ring hob with extractor hood above and an under-counter fridge/freezer, whilst there is also space for a slimline dishwasher. A particularly appealing feature is the electrically operated window, which provides a fantastic outlook and allows natural light and fresh air into the room.

Back from the entrance hall is the generously proportioned double bedroom, offering ample space for bedroom furniture and benefiting from a built-in wardrobe with sliding mirrored doors, providing excellent storage whilst enhancing the feeling of space.

Completing the apartment's accommodation is a modern fitted shower room, comprising a good-sized walk-in shower cubicle, wash hand basin and WC, all presented in a contemporary style.

Communal Facilities
One of the standout features of Martello Court is the excellent range of communal facilities available to residents. The development boasts beautifully presented communal lounges, providing welcoming spaces to relax, meet neighbours or enjoy social gatherings, together with a communal kitchen area. Additional facilities include a dedicated mobility scooter storage room, guest suite for visiting family and friends, and a communal laundry room.

Entrance Hall

Living Room/Dining Room
22'6" max x 10'7" max (6.88m max x 3.25m max)

Kitchen
7'02 max x 6'06 max (2.18m max x 1.98m max)

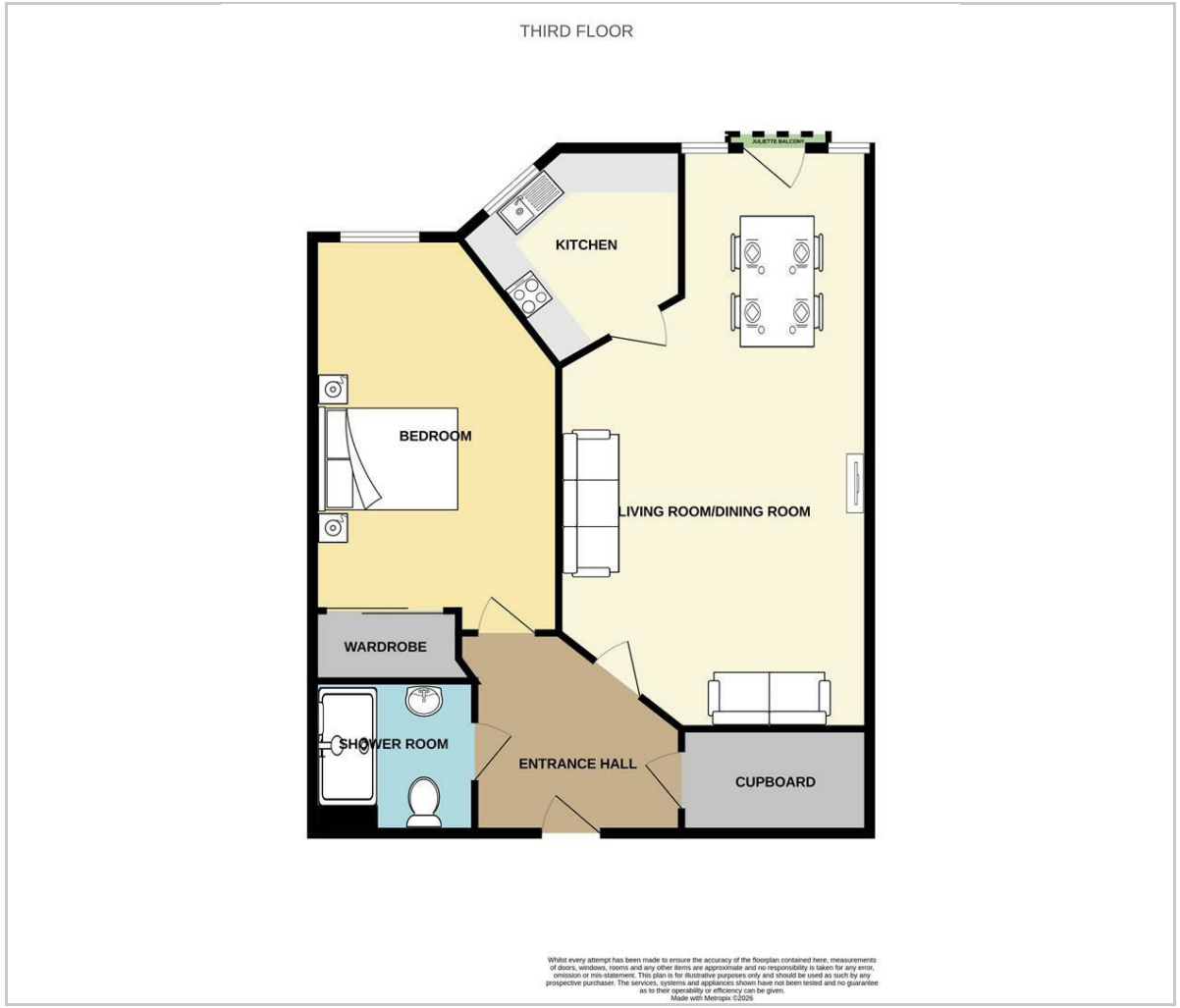
Bedroom
13'06 x 9'03 (4.11m x 2.82m)

Shower Room
6'05 x 5'08 (1.96m x 1.73m)

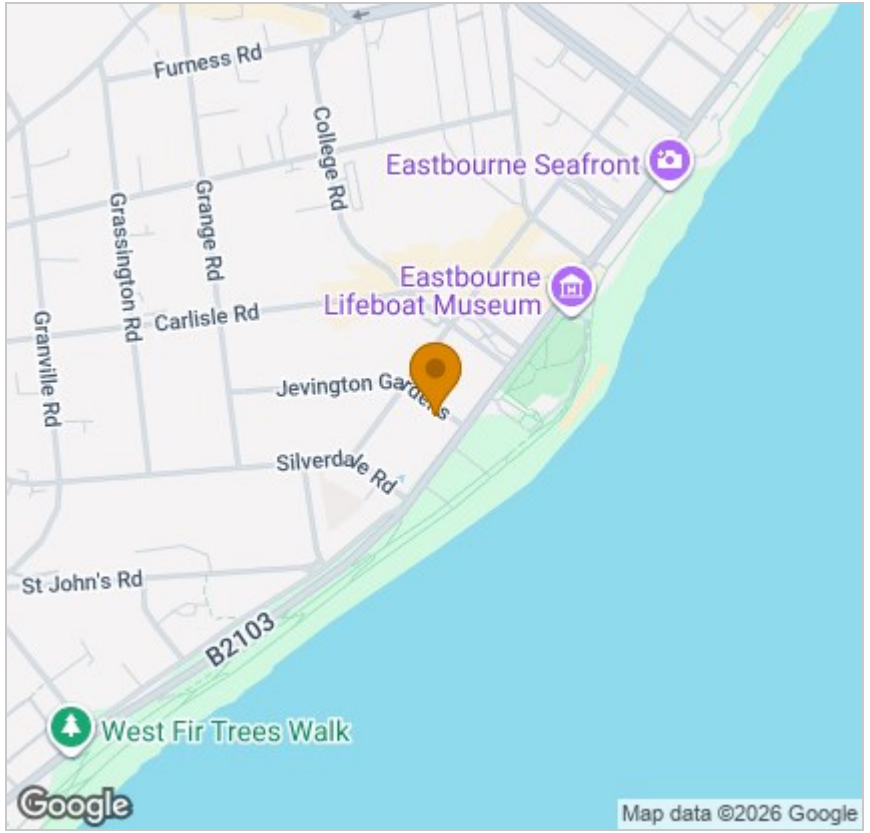
Outside
Outside, residents can enjoy the attractive private courtyard gardens, providing a peaceful setting to sit and unwind. The development also enjoys the added benefit of access to Jevington Gardens, a delightful and spacious green area featuring extensive lawns surrounded by a variety of mature trees, offering a wonderful setting to enjoy the outdoors.

Lease Information
We have been advised that the property is leasehold, with approximately 112 years remaining on the lease. The annual service charge is £2,795.64, with ground rent payable at £425 per annum. We understand that the service charge includes the maintenance and upkeep of the communal areas and gardens, buildings insurance, water rates, an on-site manager and a 24-hour emergency call system with pull cords throughout the apartment. We have not had sight of any documentation confirming these details, and therefore prospective purchasers are strongly advised to have all leasehold information, charges and services independently verified by their solicitor prior to proceeding with a purchase.

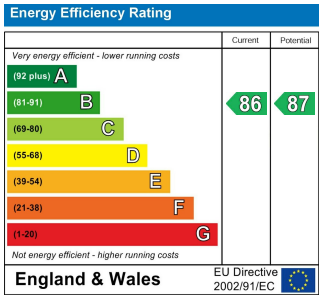
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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