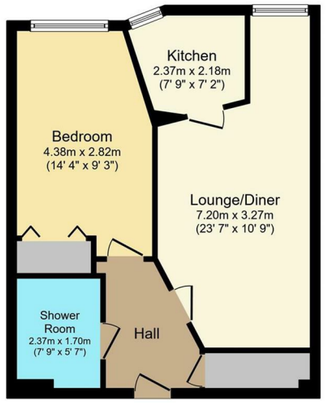
Excellent

Trustpilot

McCarthy & Stone
Resales.

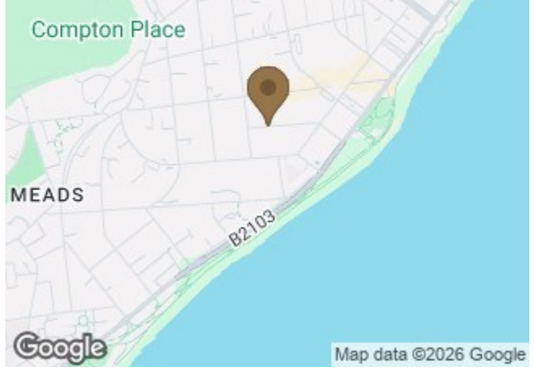


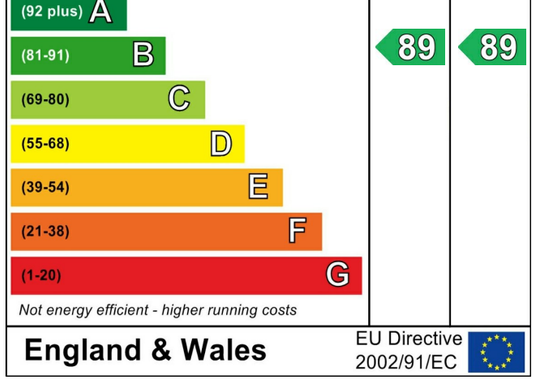
Ground Floor Plan

Floor area 49.0 sq. m. (527 sq. ft.) approx

Total floor area 49.0 sq. m. (527 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT





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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







30 Martello Court

Jevington Gardens, Eastbourne, BN21 4SD

1 | 1 | Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 30 Martello Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious one bedroom retirement apartment in great condition
- Wet room style bathroom with level access shower
- Ideally situated close to the local town and sea front
- 24 Careline System for peace-of-mind
- Communal Lounge where social events take place
- House Manager onsite during office hours
- Guest Suite for visiting family and friends
- Well Equipped Laundry
- Landscaped gardens

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

30 Martello Court, Eastbourne

1 | 1 | Asking price £150,000

Development Overview

Martello Court was built by McCarthy & Stone purpose built for retirement living. The development consists of one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the bathroom.
The apartment features a fully fitted kitchen, lounge, bedroom, bathroom underfloor heating and 24 hour Careline system. The development includes a Homeowners' lounge and landscaped gardens.

The dedicated House Manager is on site during working hours to oversee the smooth running of the development. The service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply - subject to availability).

The property is located in an ideal location within close proximity to local shops and amenities and within walking distance to the seafront. Eastbourne's nearby Town Centre caters for everyone with its extensive shopping facilities, restaurants, bars, and mainline train station with great links to London and Brighton.

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Property Overview

A beautifully presented one double bedroom retirement apartment, offering spacious and comfortable accommodation throughout. The generous living room, is neutrally decorated and carpeted throughout. A separate modern kitchen is well equipped with integrated appliances. The spacious double bedroom benefits from a fitted wardrobe, providing excellent storage, while the well-appointed wet room includes a walk-in shower. Ideally suited to those seeking independent retirement living, this delightful apartment combines comfort and practicality.

Social Lifestyle

The Communal Lounge is at the heart of the community at Martello Court and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Martello Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £2,795.65 per annum (for financial year end 31/03/2027

Car Parking

Parking is by allocated space, subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Lease Information

Lease Information: 125 years from 2013
Ground Rent: £425 p.a
Ground rent review: 2028

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don’t let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













