

## **28 Colonel Stevens Court**

**10a Granville Road, Eastbourne, East Sussex, BN20 7HD**



**PRICE: Offers in the Region Of      Lease: 125 years from 1995**  
**£120,000**

### **Property Description:**

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR. Colonel Stevens Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 59 properties arranged over 4 floors each served by lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge  
Development Manager  
24 hour emergency Appello call system  
Communal Satellite Dish (additional fees apply)  
Communal Laundry

Guest Suite and Lift to all floors  
Car parking  
Minimum Age 60  
Lease: 125 years from 1995

**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**

01425 632291 [Kalise.Bucknell@retirementhomeseach.co.uk](mailto:Kalise.Bucknell@retirementhomeseach.co.uk)

**ACCOMMODATION/ENTRANCE HALL**

Illuminated light switch, power point, ceiling light, smoke detector, emergency intercom and security door entry system. Door to airing/storage cupboard housing the hot water cylinder with fitted immersion heater and shelving and electric meters. Storage heater.

**LOUNGE/DINING AREA**

Electric fire and surround. Electric night storage heater. Power points, TV aerial point. Wall light fittings. Emergency pull cord, Telephone point. Doors with glazed panels lead to:

**KITCHEN**

Partly tiled and fitted with wall and floor cupboards with drawers. Roll edge work tops. Stainless steel sink unit, single drainer. Built-in eye level oven. Fitted hob and extractor hood/light over. Refrigerator/freezer. Power points. Strip light. Emergency pull cord.

**BEDROOM ONE**

Built in Wardrobe. Electric night storage heater. Power points. Emergency pull cord. Wall light fittings.

**SHOWER ROOM**

Tiled and fitted with suite comprising walk in shower with grab rails and emergency pull cord. WC with low level flush; vanity unit mirror with light over. Wall mounted electric heater. Strip light. Extractor fan.

**Annual Service Charge:**

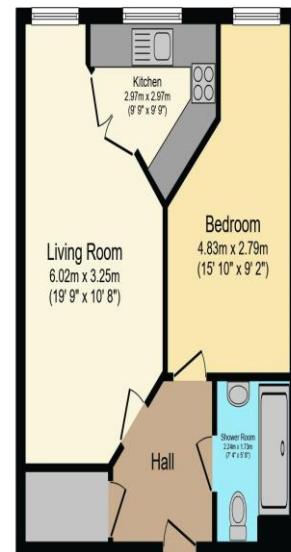
**£2,956.62**

**Annual Ground Rent:**

**£471.58**

**For Financial Year Ending:**

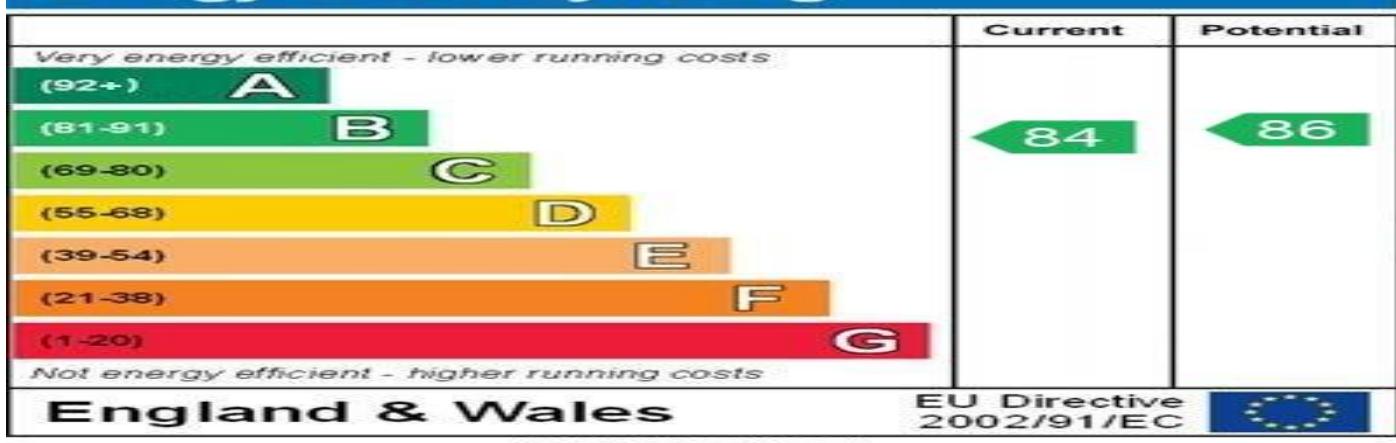
**31/08/2025**



Total floor area 44.6 sq.m. (480 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Energy Efficiency Rating**



Retirement Homeseach, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
T: 0333 321 4060 F: 0333 321 4065 E: [enquiries@retirementhomeseach.co.uk](mailto:enquiries@retirementhomeseach.co.uk)

Retirement Homeseach Limited, Registered Office:  
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.