



**62, Sovereign Court, 21 Wannock Road,  
Eastbourne, BN22 7JQ  
£139,000**

**Rager & Roberts**



## A beautifully refurbished and spaciouly proportioned retirement apartment situated on the top floor of this popular development just off the seafront.

passenger lift • entrance hall • spacious sitting/dining room • refitted kitchen • large double bedroom • refitted shower room/wc • double glazing • electric heating  
in house facilities including an emergency assistance service, laundry room, communal reception areas and well maintained gardens

### TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
Fax: 01323 430144

### OLD TOWN OFFICE

117 Green Street  
Eastbourne BN21 1RS  
Tel: 01323 419911  
Fax: 01323 641941

### ALFRISTON

1 North Street  
Alfriston BN26 5UG  
Tel: 01323 871171  
Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Description

A beautifully refurbished and spaciouly proportioned retirement apartment situated on the top floor of this popular development just off the seafront. The generous accommodation has been substantially improved by the present owner and now affords recently laid high quality carpets within the sitting/dining room, entrance hall and bedroom. The kitchen has been luxuriously refitted as well as the shower room/wc. Only an inspection will convey the high merit and appeal of this apartment and the Sovereign Court development. An early appointment to view is strongly recommended.

### Location

Sovereign Court is just set back from the seafront and served by the amenities of the town. Eastbourne offers excellent shopping facilities together with local theatres and 3 principal golf courses as well as both indoor and outdoor bowls and tennis. There are main line rail services from Eastbourne to London Victoria and to Gatwick. To the west of Eastbourne lies miles of scenic downland countryside which affords wonderful recreational opportunity.

Communal front door to

**Communal Reception Hall** with passenger lift and staircase to the second floor (top) landing. Private front door to

**Entrance Hall** with deep linen storage cupboard housing the hot water cylinder, entry phone system.

**Spacious Sitting/Dining Room** 14'x13'8" (4.27mx4.17m) and affording a southerly aspect, electric heater.

**Refitted Kitchen** 9'2"x7'3" (2.8mx2.2m) and luxuriously equipped with range of working surfaces with soft closing drawers and cupboards below and matching wall cabinets above, large sink unit with mixer tap, range of integrated appliances including the electric eye level fan oven with electric hob and filter hood above, space and plumbing for washing machine and space for fridge/freezer, integrated pull out storage units, vinyl flooring.

**Spacious double Bedroom** 14'x10' (4.27mx3.05m) including the depth of the range of built in wardrobe cupboards, southerly aspect, electric heater.

**Shower Room** refitted with white suite comprising extra large shower unit with wall mounted fittings, wash basin set into vanity unit with cupboards below, low level wc, part tiled walls, heated towel rail, extractor fan.

### Outside

There are communally maintained gardens and grounds and visitors' parking area.

Communal reception areas, laundry room and buggy storage are available.

**Tenure** Leasehold

**Maintenance** £450 per quarter (to be confirmed)

**Lease** 68 years remaining (to be confirmed)

We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.