



Asking Price £99,950 Leasehold

1 Bedroom, Apartment - Retirement

13, Cheriton Court Green Street, Eastbourne, East Sussex, BN21 1SB

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Churchill
Sales & Lettings
Retirement Property Specialists

Cheriton Court

Cheriton Court is a stunning development of 25 one bedroom retirement Flats in the Old Town, Eastbourne.

Offering everything from independent boutiques, to the best of the high street and the quaint Victorian shopping streets of Little Chelsea, Eastbourne offers a multitude of choice. Home to the Victorian tearooms, where you can enjoy a leisurely tea overlooking the sea front or relish traditional fish and chips on the promenade – the proper way to eat them!

Benefiting from a train station and a host of amenities, all within easy reach, Eastbourne provides the perfect place to enjoy an independent, relaxed and fulfilled retirement.

The Development Manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging regular events in the Owners' Lounge.

A Guest Suite is available in neighbouring developments for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Development Manager.

Cheriton Court has been designed with safety and security at the forefront, the Flat has an emergency Careline system installed, monitored by the Development Manager when on site and 24 hours, 365 days a year by the Careline team. A Careline integrated fire and smoke detection system throughout both the Flat and communal areas provide unrivalled peace of mind.

Cheriton Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every development and owner.

Cheriton Court is provided specially for persons of pensionable age, and all persons wishing to take up residence must be 55 years or over.



Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

****ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT****

Welcome to Cheriton Court! Churchill Sales & Lettings are delighted to be marketing one bedroom first floor apartment. The property is vacant and presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light and ventilation.

The Kitchen is open plan with the Living Room and offers a range of modern eye and base level units with working surfaces over and splashbacks. There is a built-in oven, 4-ring electric hob with extractor hood over and built in fridge/freezer.

The Bedroom is a good sized double room with a useful built in wardrobe and plenty of space for additional bedroom furniture if required.

The Shower Room offers a walk in shower, a WC and wash hand basin with vanity unit beneath and mirrored cabinet above.

Perfectly complementing this lovely apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Cheriton Court!



Features

- One bedroom first floor apartment
- Development Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to local shops, medical centre, town centre & excellent transport links
- A Guest Suite is available at neighbouring developments for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



Key Information

Service Charge (Year Ending 31 March 2026): £3,594.76 per annum.

Ground Rent is not collected at this development.

Council Tax Band B

New 99 year lease upon purchase

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, development manager and a contribution to the contingency fund

EPC Rating:

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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