

Asking Price £115,000 Leasehold

1 Bedroom, Apartment - Retirement

4, Granville Court Granville Road, Eastbourne, East Sussex, BN20 7EE

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Sales & Lettings
Retirement Property Specialists

Granville Court

Granville Court is a development of 38 one and two bedroom retirement Flats in the Lower Meads area of 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 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.

Granville 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.

Granville 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.

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







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Property Overview

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT

This one bedroom ground floor apartment offers well-proportioned accommodation throughout, the property provides comfortable and practical living space and is presented in good order.

The Living Room offers ample space for living and dining room furniture and a window provides lots of natural light.

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

The Bedroom is a good-sized double room with ample fitted furniture and built-in wardrobes. A large window keeps this bedroom bright and airy.

The Shower Room offers a large shower, heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complimenting this apartment are two useful storage cupboards located in the Hallway.

Call us today to book your viewing at Granville Court!







Features

- One bedroom ground floor apartment
- Development Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- Owners laundry room
- Landscaped gardens
- Great location close to local shops, GP surgeries, town centre & excellent transport links
- A Guest Suite is available 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







Key Information

Service Charge (Year Ending 31 March 2027): £3,099.02 per annum

No ground rent is collected at this development

Council Tax Band A

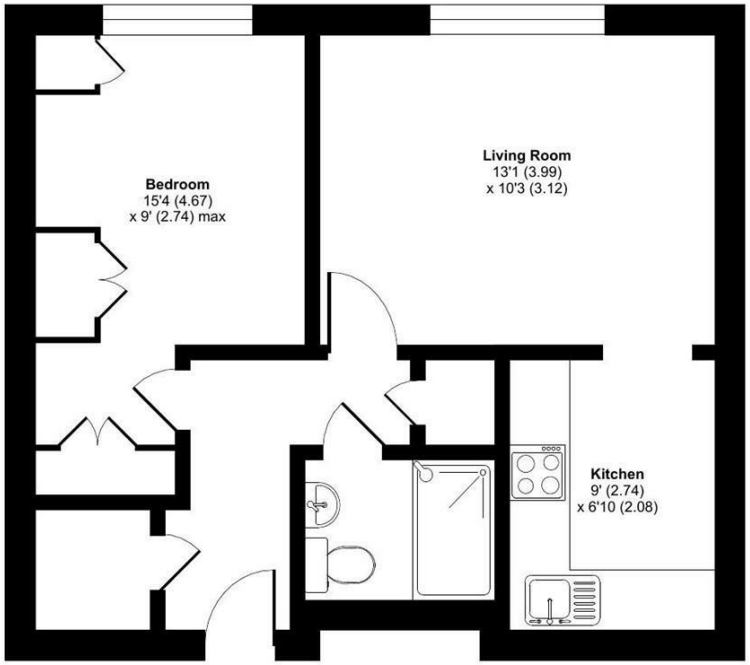
A new 99 Year Lease will be assigned upon completion

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, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, development manager and a contribution to the contingency fund.

EPC Rating: C

Approximate Area = 456 sq ft / 42.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1523483

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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