

Overview of Heathercrest Cottage

Heathercrest Cottage, 5 Neville Road, Eastbourne

Location

Eastbourne is located on the East Sussex coast approximately 20 miles east of Brighton, 16 miles west of Hastings and 20 miles south of Royal Tunbridge Wells. Served mainly by the A259, A22 and the A27, the town benefits from a main line British Rail connection to London, the Gatwick airport some 30 miles to the north east. At the time of the last Census the town had a population of around 83,000.

Eastbourne has seen much expansion over recent years and now contains a wide mix of properties, to include owner occupied semi-detached and detached units, luxury flats, together with older terraced houses and Local Authority housing. There is a limited industrial presence to the north-east of the town. Having a full social mix, the community benefits from a large modern covered shopping centre, which includes most of the main multiples and the High Street banks.

The property lies within approximately five minutes driving distances of Heatherdene Residential Care Home and is within distance of both the town centre and station that are situated south-west of the subject property. Neville Road can be approached via Havelock Road, a turning off Firle Road that leads off Whitley Road.

Comment on demand, provision and competition

This is a small unit offering accommodation for five residents each having their own room and virtually upon a hostel type basis.

We are unaware of any similar concerns within the immediate neighbourhood and would comment that, in our opinion, this is of little relevance since the current occupants are fed to the property from Heatherdene, within Southfields Road.

High standards of accommodation are provided within the property and as a result good levels of occupancy are maintained.

The property

Tenure

The property is freehold

General Description - External

The property offers comfortable accommodation for the five residents. Night storage heating, new plumbing and wiring, and a well equipped bathroom and kitchen have been installed.

On the ground floor the accommodation comprises entrance hall, lounge, bathroom/wc, residents' bedroom, kitchen/dining room, conservatory. On the first floor are a landing, wc and four bedrooms.

Outside

At the rear is a small enclosed yard area with a gate leading out to a pedestrian access way

Services

All mains services are connected. Electrical night storage heating is provided and hot water is heated by a gas multi point.

Rates, Water and Environmental Charges

Rates, water and environmental charges figures are not provided. Current trade assessment and projections have been estimated to £250 and £300, respectively.

The Business

This property was purchased in 1989, with a view of providing sheltered housing accommodation for five mentally ill people in self contained accommodation who are able to live in the community with minimal support. A number of residents have moved into the property from Heatherdene Residential Care Home, and within Heathercrest they are expected to manage their own affairs and live relatively independent lives.

The home is not registered and accordingly no care is provided to the resident. However, a warden/caretaker is employed, from 9 am until 5 pm Monday to Friday. Overnight and at weekends, no staff supervision is undertaken, although we are informed the Warden does make herself available and attends at the property upon an ad hoc basis.