

HUNT FRAME

ESTATE AGENTS



24 Berkeley Court Wilmington Square, Eastbourne, BN21 4DX Price Guide £450,000



Stunning 'DOUBLE APARTMENT' occupying the whole of the FOURTH FLOOR of this part of the building with nearly 1400 sq ft of accommodation. The current owners family purchased two apartments from the developers and had them reconfigured during construction to their own design. The apartment now presents a WONDERFUL OPPORTUNITY to secure an extremely VERSATILE and SPACIOUS home which has TWO LARGE RECEPTIONS, a KITCHEN/BREAKFAST ROOM, FOUR BEDROOMS, THREE BATHROOMS and TWO BALCONIES. The property also has the benefit of SEA and DOWNLAND VIEWS and a dedicated parking space under the building.

An exclusive development, recently converted and located just off The Promenade, to the west of the town centre, within easy reach of the theatres, Towner Art Gallery, seafront and Pier.



COMMUNAL ENTRANCE

Secure entrance with stairs and a lift to the fourth floor (the lift also has access to the basement car park).

PRIVATE FLOOR & ENTRANCE

The lift to the fourth floor of this part of the building solely serves flat 24, door into.

HALLWAY

Large L-shaped hallway, serving both wings of the property, four storage cupboards.

SITTING ROOM

21'0 max x 15'6 (6.40m max x 4.72m)

Spacious principle reception, previously two rooms on the original development plan. Two windows to the front aspect, both with sea views with a door giving access to balcony 1. Radiators, fireplace with surround and hearth.

KITCHEN BREAKFAST ROOM

18'4 x 8'6 (5.59m x 2.59m)

Spacious kitchen with an extensive range of floor standing and wall mounted units to include integral fridge and freezer, dishwasher and washing machine with twin ovens and a four ring hob to the side. Inset sink unit, breakfast bar, space for a breakfast table, tiled splash backs, complimentary flooring, window to the rear elevation.

DINING ROOM

13'11 x 11'8 (4.24m x 3.56m)

Window to the front elevation with a door giving access to balcony 2, radiator, sea views.

MASTER BEDROOM

13'0 max x 12'2 (3.96m max x 3.71m)

Extensive range of fitted furniture to include wardrobes and a matching dresser, window to the front aspect with sea views. Door to the en-suite. Radiator. Access to the walk in wardrobe area with fitted storage.

EN-SUITE

Suite comprises of a panelled bath with matching low level wc, bidet and a wash hand basin set in a vanity unit. Tiling to walls, large mirror and a wall mounted cabinet.

BEDROOM 2

10'7 x 7'8 (3.23m x 2.34m)

Window to the rear aspect, radiator, fitted table top with stool, fitted wardrobe.

BEDROOM 3

10'1 max x 7'8 (3.07m max x 2.34m)

Window to the rear elevation, fitted wardrobes, radiator.

BEDROOM 4

10'9 x 6'5 (3.28m x 1.96m)

Window to the rear elevation, radiator, door to a large walk in storage cupboard.

BATHROOM

Family bathroom fitted with a panelled bath, low level wc, bidet and wash hand basin, tiling to walls, radiator.

SHOWER ROOM

Shower cubicle with fitted shower unit, low level wc and wash hand basin.

BALCONY 1

From the sitting room with far reaching South Downs and promenade/sea views.

BALCONY 2

From the dining room with far reaching South Downs and promenade/sea views.

SECURE ALLOCATED

PARKING

Accessed via remote controlled double gates, single under block allocated parking, number 24.

OUTGOINGS

LEASE: 125 YEARS FROM 28/04/1994 - 91 YEARS REMAINING

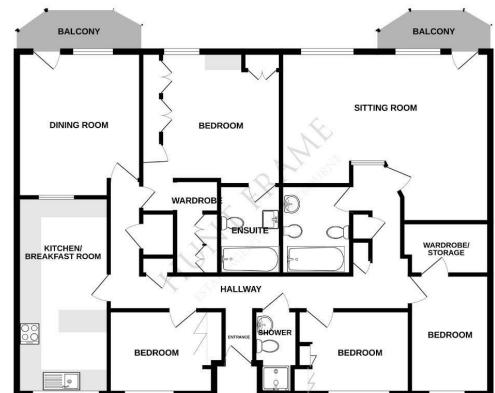
MAINTENANCE: APPROX £6,000 PER ANNUM

SHARE OF FREEHOLD



Map data ©2024 Google

FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



TOTAL FLOOR AREA: 1397 sq.ft. (129.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the details contained here, no responsibility can be accepted for any inaccuracies. Prospective buyers must satisfy themselves as to the correctness of the information given. The vendor and agent decline to be held responsible for any inaccuracies.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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