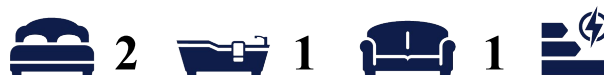




Beauchamp Court Wilmington Gardens, Eastbourne, BN21 4FB

£1,050 Per Month



A RECENTLY CONVERTED SECOND FLOOR, TWO BEDROOM LUXURY APARTMENT enjoying a superb location adjacent to the local theatres and seafront. BEAUCHAMP COURT is an exclusive development of just 6 apartments ready for immediate occupation.

IF INTERESTED IN THIS PROPERTY, PLEASE CLICK ON 'EMAIL AGENT' OR 'REQUEST DETAILS' TO FILL OUT AN EMAIL CONTACT FORM TO BE GIVEN AN APPLICATION FORM TO COMPLETE. WE ARE UNABLE TO COMPLETE THESE OVER THE PHONE.

HOLDING DEPOSIT: £242
SECURITY DEPOSIT: £1211
COUNCIL TAX BAND: B



Communal front door with security entryphone, lift and stairs rising to third floor, front door to:

Entrance Hall

Wooden flooring, recessed spotlights, door to airing cupboard. Security entry phone.

Lounge

14'4 x 13'6
Floor to ceiling casement doors to front, leading to ornamental balcony. TV point, phone point, radiator.

Kitchen

8'3 x 6' (2.51m x 1.83m)
Fitted in a range of eye and base level cupboards and drawers, solid granite work surfaces, inset 1 1/2 bowl stainless steel sink and single drainer unit, built in oven hob and extractor hood, integrated washing machine, dishwasher, fridge and freezer. Porcelain tiled floor, recessed spotlights, double glazed window to side.

Bedroom One

14'8 x 9'7
Radiator, Double glazed window to rear providing views over Jevington Gardens to the Downs beyond.

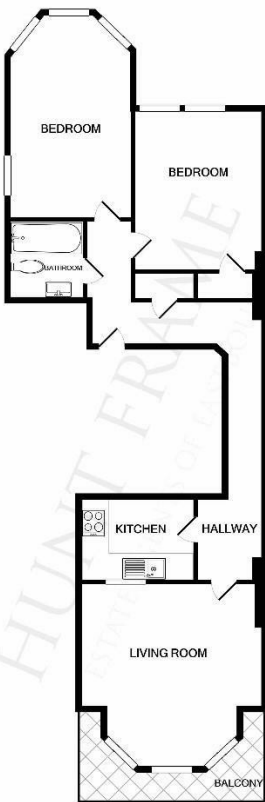
Bedroom Two

12 x 9'7 (3.66m x 2.92m)
Radiator, Double glazed window to rear providing views over Jevington Gardens to the Downs beyond.

Luxury Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, folding shower screen, vanity wash basin with cupboards below, fitted mirror with LED lighting, heated chrome towel ladder, low-level WC, part tiled walls, tiled floor, recessed lighting.

Allocated parking space.



TOTAL APPROX. FLOOR AREA 648 SQ. FT. (60.2 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.