



Flat 6 Berkeley Court Wilmington Square
Eastbourne, BN21 4DX

£195,000



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Phil Hall Estate Agents welcome to the market Berkeley Court, which is nestled in the heart of Eastbourne's sought-after Wilmington Square. This second-floor, purpose-built two-bedroom, two-bathroom flat represents a unique opportunity for buyers seeking a property with excellent potential. Offering spacious accommodation, allocated parking, and a prime location just steps away from the iconic Eastbourne seafront, this flat is an ideal blank canvas for those looking to modernise and create their dream home.

The property is accessed via a well-maintained communal entrance hall, offering both lift and stair access to the second floor. This is ideal for all age groups and provides convenient entry.

Upon entering the flat, you are greeted by a generous L-shaped entrance hall, providing access to all the rooms within the property. The hallway features two built-in storage cupboards, perfect for coats, shoes, and household items.

The expansive living/dining room is undoubtedly one of the standout features of the property. This through room offers a large, bright, and airy space that can be configured to suit various furniture layouts. A charming double-glazed bay window to the front not only floods the room with natural light but also provides views over Wilmington Square and partial sea views. The room's proportions make it ideal for both relaxing and entertaining, with ample space for a dining table and lounge seating area.

The separate kitchen offers a functional space with existing fitted units, however, buyers may wish to modernise this area with updated cabinetry, countertops, and appliances to transform it into a more contemporary and efficient kitchen.

Bedroom one is located to the front with built in double wardrobe, whilst bedroom two is to the rear with fitted wardrobe. The property includes both a bathroom and a separate shower room, providing flexibility and convenience. Both rooms are functional but present an excellent opportunity for modernisation.





LOCATION, LOCATION, LOCATION

Located within the prestigious Wilmington Square, this property places you in one of Eastbourne's most desirable residential areas. The building is positioned just a short stroll from the beach, providing easy access to scenic coastal walks, the iconic pier, and the town's renowned seafront promenade. Additionally, the flat is conveniently located within walking distance of Eastbourne's cultural and leisure hotspots, including theatres, cinemas, restaurants, and boutique shops. The nearby Devonshire Park Theatre and Towner Art Gallery are just a stone's throw away, offering a vibrant cultural scene right on your doorstep.

For commuters, Eastbourne's mainline train station is within easy reach, providing direct links to London Victoria, Brighton, and surrounding areas, making this an attractive option for those seeking a coastal retreat without sacrificing accessibility.

Communal Entrance Hall

With both lift and stairs leading to the second floor

Second Floor Landing

Entrance Hall

Living Room/Dining Room

23'00 into bay x 10'09 max (7.01m into bay x 3.28m max)

Kitchen

11'02 x 6'05 (3.40m x 1.96m)

Bedroom One

10'09 x 9'07 (3.28m x 2.92m)

Bedroom Two

10'02 x 7'08 (3.10m x 2.34m)

Bathroom

7'09 x 6'05 (2.36m x 1.96m)

Shower Room

7'11 max x 4'06 (2.41m max x 1.37m)

Allocated Parking Space

One of the rare benefits of this property is its secure, allocated parking space. In a location where parking can be a challenge, particularly during the busy summer months, this feature provides peace of mind and convenience. The parking area is well-maintained and secure, ensuring easy access to your vehicle at any time. For those not reliant on a car, the excellent local transport links make getting around Eastbourne and the surrounding areas a breeze.

Space For Charging Mobility Scooter

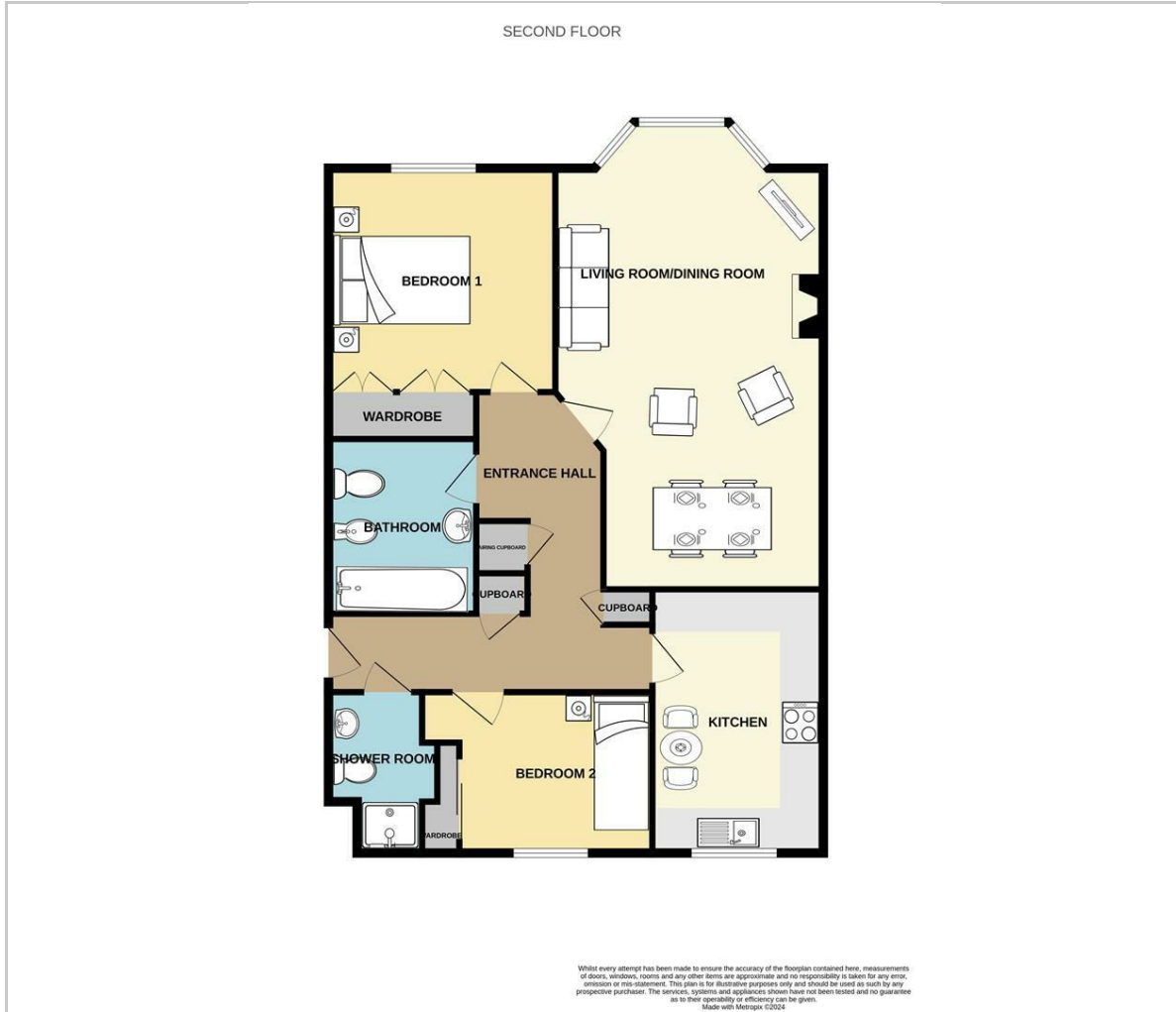
A £60 charge per annum

Lease Information

We have been advised that the property is share of freehold and there is approx 996 years remaining on the lease, the service charge £811 per quarter which is £3244 per annum - Awaiting confirmation. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



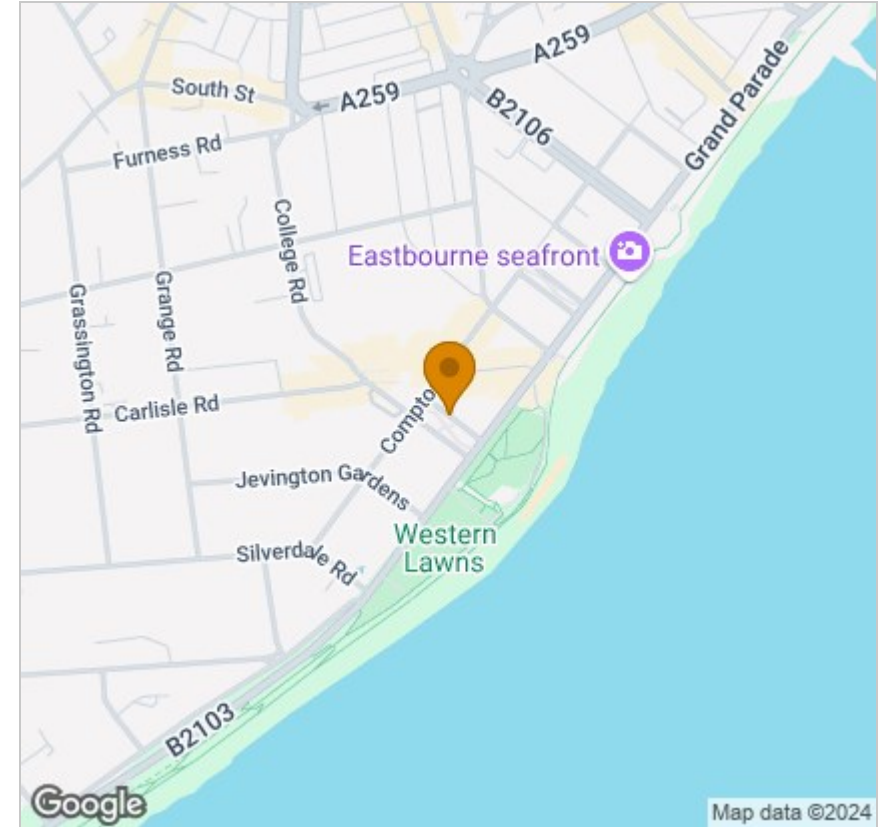
Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

