



**Berkeley Court Wilmington Square, Eastbourne BN21 4DX**



**welcome to**

## **Berkeley Court Wilmington Square, Eastbourne**

\*\*\* SHARE IN THE FREEHOLD \*\*\*

A two bedroom apartment forming part of this sought after development directly off Eastbourne seafront. Positioned within walking distance to the theatres and the town centre. The apartment offers light and airy accommodation throughout.



## Communal Entrance

Stairs and lift to all floors and entry phone system.

## Entrance Hall

## Lounge

22' 10" into bay x 10' 11" ( 6.96m into bay x 3.33m )

Double glazed bay window. Cupboard. Mantle piece.

## Kitchen

13' x 6' 4" ( 3.96m x 1.93m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double eye level electric oven and electric hob with cooker hood above. Integrated dish washer and fridge / freezer. Space and plumbing for washing machine. Tiled splashback. Double glazed window.

## Bedroom 1

21' 2" x 9' 7" ( 6.45m x 2.92m )

Double glazed window. Built in wardrobes.

## Bedroom 2

9' 4" x 6' 6" ( 2.84m x 1.98m )

Double glazed window.

## Bathroom

Comprising a bath with mixer taps. Low level W.C. Wash hand basin. Bidet. Radiator.

## Shower Room

Comprising of a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Radiator. Double glazed window.



Total floor area 70.7 m<sup>2</sup> (761 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Berkeley Court Wilmington Square, Eastbourne

- \*\*\* SHARE IN THE FREEHOLD \*\*\*
- TWO BEDROOM APARTMENT
- BRIGHT AND SPACIOUS THROUGHOUT
- OPEN PLAN LOUNGE / DINING ROOM
- FAMILY BATHROOM WITH ADDITIONAL SHOWER ROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3268.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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