



Berkeley Court Wilmington Square, Eastbourne BN21 4DX

welcome to

Berkeley Court Wilmington Square, Eastbourne

*** GUIDE PRICE £185,000 - £195,000 ***

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.



Entrance Hall

Storage cupboard.

Lounge / Dining Room

23' 1" x 10' 11" (7.04m x 3.33m)

Double glazed bay window to the front aspect.

Double glazed window to the side aspect. Cupboard.

Radiator.

Kitchen

13' 3" x 6' 4" (4.04m 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. Electric hob with

cooker hood above. Space and plumbing for washing machine. Integrated fridge / freezer. Tiled splash back. Double glazed window to the rear aspect.

Bedroom 1

21' 3" x 9' 6" (6.48m x 2.90m)

Double glazed window to the front aspect. Built in wardrobes. Radiator.

En - Suite

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Radiator.

Bedroom 2

9' 4" x 6' 7" (2.84m x 2.01m)

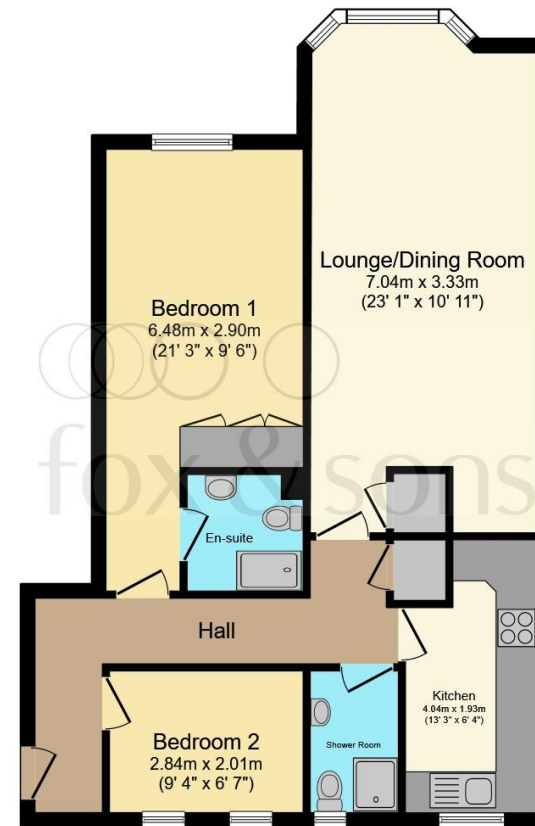
Double glazed window to the rear aspect. Radiator.

Shower Room

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Extractor fan. Double glazed window to the rear aspect.

Parking

Parking permit can be requested from the local council.



Total floor area 70.3 m² (756 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



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Berkeley Court Wilmington Square, Eastbourne

- *** SHARE IN THE FREEHOLD ***
- *** GUIDE PRICE £185,000 - £195,000 ***
- BRIGHT AND SPACIOUS THROUGHOUT
- OPEN PLAN LOUNGE / DINING ROOM
- FAMILY SHOWER ROOM WITH EN - SUITE TO MASTER BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 3270.00

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.

guide price

£185,000 - £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN120091 - 0004

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