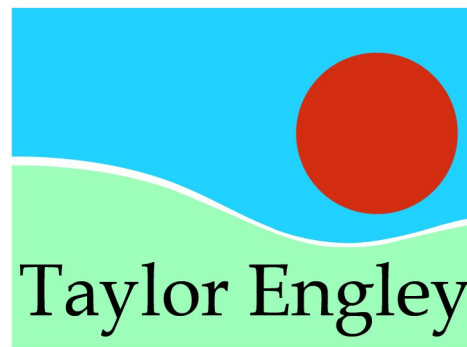


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**44, Berkeley Court, 1-9 Wilmington Square, Eastbourne, East Sussex, BN21 4DX**  
**Price £255,000 Leasehold - Share of Freehold**

**\*\*\*\* GUIDE PRICE £255,000 - £265,000 \*\*\*An opportunity arises to acquire this well presented TWO BEDROOMED THIRD FLOOR APARTMENT forming part of the highly sought after Berkeley Court development, located just off Eastbourne's seafront. The apartment is considered to be good decorative order and has features that include communal gas fired heating, double glazed windows, 25'9 lounge/dining room, fitted kitchen, master bedroom with en-suite, separate shower room and an allocated car parking space within a secure residents communal parking area.**



**Berkeley Court is located in Wilmington Square just off Eastbourne's elegant seafront, Theatres and some local shops are within walking distance whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately half a mile distant.**

**\* FAVOURED LOCATION WITHIN CLOSE PROXIMITY TO EASTBOURNE'S SEAFRONT \* WELL PRESENTED ACCOMMODATION \* DOUBLE GLAZED WINDOWS \* COMMUNAL GAS FIRED HEATING \* 25'9" LOUNGE/DINING ROOM \* FITTED KITCHEN \* MASTER BEDROOM WITH EN-SUITE BATHROOM \* FURTHER BEDROOM \* SEPARATE SHOWER ROOM \* ALLOCATED CAR PARKING SPACE WITHIN SECURE COMMUNAL RESIDENTS PARKING AREA \* EXTENDED LEASE \* SHARE OF FREEHOLD \***



## The accommodation

Comprises:

Communal front door opening to:

### Communal Entrance Hall

With passenger lift or stairs rising to:

### Third Floor Landing

Private front door opening to:

### Hall

Radiator, security video entry phone, built-in store cupboard, airing cupboard housing cylinder.

### Lounge/Dining Room

25'9 max x 11'9 max (7.85m max x 3.58m max)

(11'9 max reducing to 8'6 in dining area)

Bay window to front with angled views towards the seafront, television/fm/satellite point, two radiators.

### Fitted Kitchen

10'4 x 8'5 (3.15m x 2.57m)

(Maximum measurements provided including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface with base units below, wall mounted cupboards, Tricity Bendix four ring ceramic hob with extractor fan over, Tricity Bendix electric oven with cupboard above and below, space and plumbing for washing machine (washing machine included), space and plumbing for dishwasher (dishwasher included), cupboard housing fridge and freezer (fridge and freezer included), part tiled walls, Kickspace electric fan heater, outlook to rear.

### Bedroom 1

11'8 x 11' (3.56m x 3.35m)

(11' to fitted cupboard front extending to 13'1 max to wall)

Two double fitted wardrobe cupboards with adjacent corner shelving, wall mounted cupboards, radiator, outlook to front over Wilimington Square.

### En-Suite Bathroom

Bath with mixer tap and shower attachment having tiled surround and mirror over, separate tiled shower cubicle, pedestal wash hand basin with and mirror

and light over, low level wc, chrome effect heated towel rail, wall mounted cabinet, Expelair extractor fan.

### Bedroom 2

11' plus door recess x 7' max (3.35m plus door recess x 2.13m max)

Built-in wardrobe cupboard with mirror fronted doors, wall mounted cupboards, radiator, outlook to rear.

### Separate Shower Room

Tiled shower cubicle, pedestal wash hand basin with mirror and light over, low level wc, radiator, part panelled walls, Silavent extractor fan.

### Outside

### Allocated Car Parking Space

Number 44.

### N.B

We are informed by our client that the term of lease is 999 years beginning and including 1 January 2021 and that the sale will include a Share of the Freehold.

As at March 2024, we were informed that the current service charge is £771.82 per quarter which includes communal heating, hot water, water and sewerage charges.

(All details concerning the term of lease and outgoing are subject to verification).

### COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council - currently £3,490.42 until March 2025.

### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

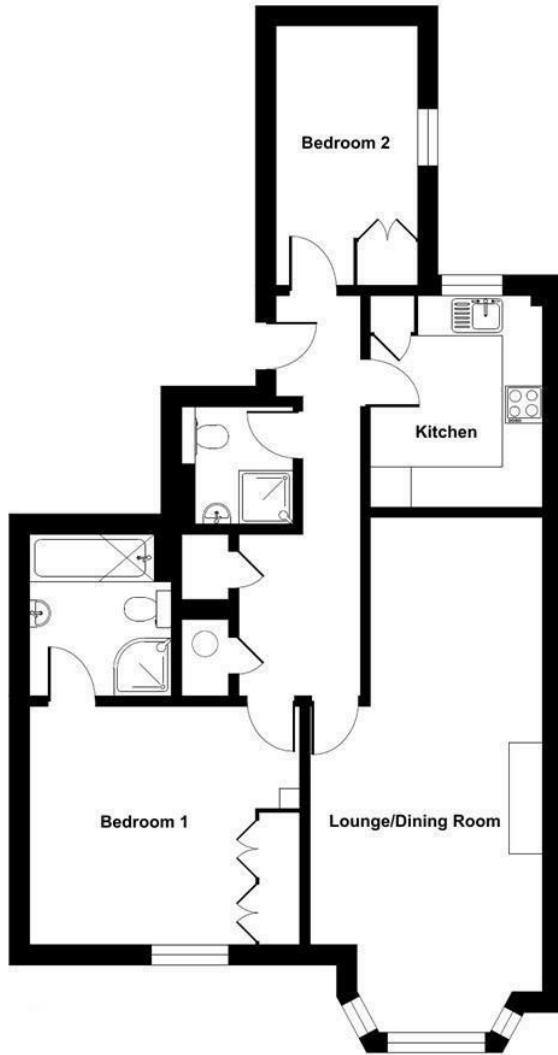
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.

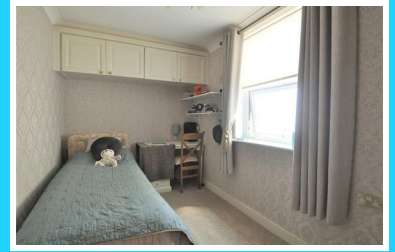


# Wilmington Square, Eastbourne, BN21

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2022. Produced for Taylor Engley Limited. REF: 851398



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**