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Taylor Engley



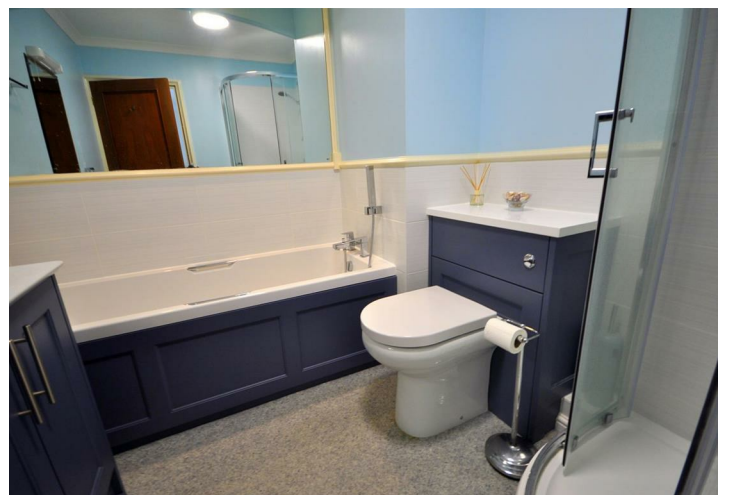
Flat 46, Berkeley Court Wilmington Square, Seafront, Eastbourne, East Sussex, BN21 4DX
Guide Price £249,950 Leasehold - Share of Freehold

An excellent opportunity to purchase this well presented TWO BEDROOMED FIFTH FLOOR PURPOSE BUILT APARTMENT in this favoured Seafront location. The property is noted to benefit from sealed unit double glazing, gas fired central heating, fitted kitchen, re-fitted en-suite bathroom and is considered to be in good decorative order throughout. Additionally, the property offers secure underblock parking, far reaching views over Eastbourne's seafront and South Downs and is being sold Chain Free. EPC=C.



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.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO ALL FLOORS * FIFTH FLOOR LANDING * HALL * LIVING ROOM * KITCHEN * MASTER BEDROOM WITH EN-SUITE BATHROOM * ONE FURTHER BEDROOM * GUEST SHOWER ROOM * SECURE UNDERBLOCK PARKING * VIEWS OVER EASTBOURNE'S SEAFRONT AND SOUTH DOWNS * CHAIN FREE ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone, lift and stairs to all floors.

Fifth Floor Landing

Private front door opening to:

Hall

Storage cupboard, airing cupboard with copper lagged tank.

Living Room

21' x 11'9 (6.40m x 3.58m)

Upvc windows to front with far reaching views, television point, thermostat, radiator, dining area, wall light points, electric fire.

Kitchen

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

Range of matching eye and base level units with complimentary moulded work top surfaces inset one and a half bowl single drainer sink unit with mixer tap, integrated four burner electric hob, integrated double oven, integrated fridge and freezer, integrated washer drier, space and plumbing for dishwasher, floor level heater, pelmet lighting, part tiled walls, window to rear with partial sea views.

Bedroom 1

13'1 x 11'9 (3.99m x 3.58m)

Upvc windows to front with partial sea views, built-in mirror fronted wardrobes, radiator, coved ceiling.

En-Suite Bathroom

8' x 7' (2.44m x 2.13m)

Recently re-fitted with panelled bath, vanity wash hand basin, close coupled level wc, part tiled walls, shower cubicle with thermostatic shower unit over, coved ceiling, extractor.

Bedroom 2

11'2 x 7'1 (3.40m x 2.16m)

Upvc windows to rear with partial sea views, built-in mirror fronted wardrobes and over bed cupboards.

Shower Room/WC

5'8 x 5' (1.73m x 1.52m)

Fully tiled shower cubicle, pedestal wash hand basin, dual flush WC, coved ceiling, extractor.

Secure under Block Parking

Number 46.

N.B

We are informed by our client that the term of lease is 999 years from February 2022 and the sale will include a Share of the Freehold.

As of February 2025 the maintenance charges are approximately £800.00 per quarter which includes hot water and sewerage charges and building insurance. Communal heating is charged approximately £80 / every 6 months - this is currently under review.

The managing agents are currently Wishtower.

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

COUNCIL TAX BAND:

Council Tax Band - 'F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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:

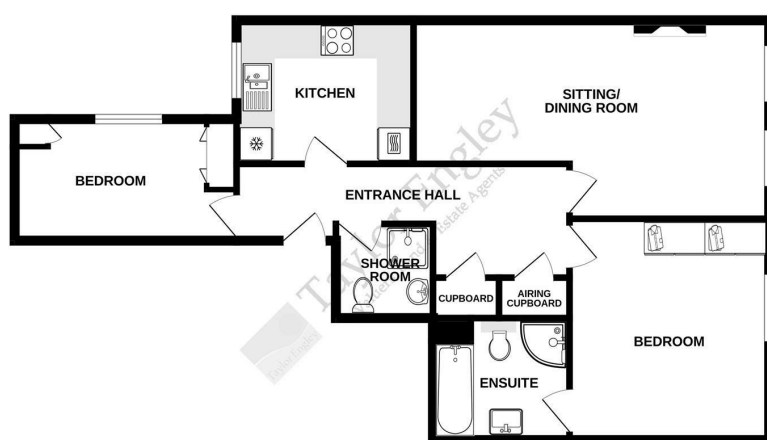
All appointments are to be made through TAYLOR ENGLE.



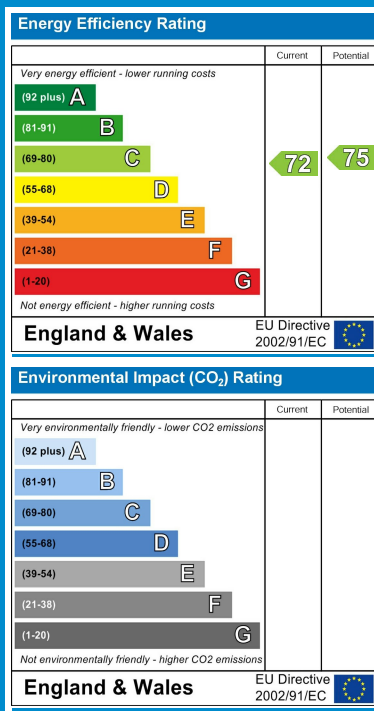




5TH FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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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.

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