



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

**Guide Price:**

**£250,000 - £260,000**



3 Bedroom



1 Reception



2 Bathroom



## 17 Berkeley Court, Wilmington Square, Eastbourne, BN21 4DX

\*\*\*GUIDE PRICE £250,000 - £260,000\*\*\*

Prestigious and favoured development situated adjacent to Eastbournes award winning seafront and theatres whilst overlooking Wilmington Square gardens. Comprising of three bedrooms with an en-suite to the principle bedroom, bay fronted living room, fitted kitchen and a modern fitted shower room. Further benefits include a secure allocated parking space, a private and secure storage area specific to this flat, a share of freehold and no onward chain.



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Wilmington Square,  
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## Main Features

- Spacious & Well Presented West Town Centre Apartment
- 3 Bedrooms
- First Floor
- Bay Windowed Lounge Over Looking Wilmington Square
- Fitted Kitchen
- En-Suite Bathroom/WC
- Modern Shower Room/WC
- Double Glazing
- Secure Allocated Parking Space
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs and lift to first floor private entrance door to -

### Spacious L-Shaped Hallway

Radiator. Entryphone handset. Built-in shelved store cupboard. Airing cupboard housing hot water cylinder.

### Bay Windowed Lounge

12'8 x 11'10 (3.86m x 3.61m )

Radiator. Television point. Ceiling rose. Marble fireplace with matching hearth and ornate surround. Double glazed window to front aspect with views over Wilmington Square.

### Fitted Kitchen

9'8 x 8'2 (2.95m x 2.49m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset four ring ceramic hob and extractor cooker hood above. 'Eye' level electric oven. Plumbing and space for washing machine and tumble dryer. Integrated fridge/freezer. Borrowed light window from bedroom 2.

### Bedroom 1

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

Radiator. Range of built-in wardrobes. Double glazed window to front aspect with views over Wilmington Square. Door to -

### En-Suite Bathroom/WC

White suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Electric light/shaver point. Radiator.

### Bedroom 2

10'7 x 8'2 (3.23m x 2.49m )

Radiator. Double glazed window to rear aspect.

### Bedroom 3

10'8 x 7'7 (3.25m x 2.31m )

Radiator. Built-in wardrobe with sliding mirrored doors. Double glazed window to rear aspect.

### Modern Shower Room/WC

Modern suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Fully tiled walls.

### Parking

There is a secure allocated parking space (No. 17) to the rear of the development.

EPC = B

Council Tax Band = F

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: N/A**

**Maintenance: £868.32 per quarter**

**Lease: 125 years from 1990. We have been advised of the lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.