



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



2 Bathroom

## £250,000



## 8 Berkeley Court, 1-9 Wilmington Square, Eastbourne, BN21 4DX

A well presented two bedroom, third floor apartment, forming part of this prestigious development off the seafront and with sea views from the front. Being offered CHAIN FREE the flat benefits from a bay windowed lounge/dining room, spacious bathroom and further shower room, secure allocated parking and a SHARE OF THE FREEHOLD. Devonshire Park Tennis Courts and theatres are yards away and the town centre and mainline railway station are also within comfortable walking distance. An internal inspection comes highly recommended.

8 Berkeley Court, 1-9  
Wilmington Square,  
Eastbourne, BN21 4DX

Leasehold - Share of Freehold

**£250,000**

## Main Features

- Well Presented Purpose Built Flat
- Third Floor
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Shower Room/WC
- Bathroom/WC
- Secure Allocated Parking Space
- Share of the Freehold
- CHAIN FREE

## Entrance

Communal entry with security entry phone system. Stairs and lift to third floor. Private entrance door to-

## Entrance Hallway

Coved ceiling. Dado rail. Video entry phone handset. Airing cupboard housing hot water cylinder. Two further built in cupboards.

## Lounge/Dining Room

22'5 x 10'10 (6.83m x 3.30m)

Corniced ceiling. Ceiling rose. TV point. Wall lights. Radiator. Feature fireplace with marble surround and hearth. Double glazed bay window to front aspect with wonderful views over Wilmington Square and towards the sea.

## Kitchen

12'9 x 6'6 (3.89m x 1.98m)

Fitted range of white wall and base units. Worktops with inset single drainer sink unit and mixer tap. Built in electric hob with extractor cooker hood. Built in eye level electric oven. Plumbing and space for washing machine. Space for upright fridge freezer. Part tiled walls. Radiator. Double glazed window.

## Bedroom 1

12'5 x 9'5 (3.78m x 2.87m)

Fitted wardrobes with mirrored sliding doors. Coved ceiling. Double glazed window to front aspect with wonderful views over Wilmington Square and towards the sea.

## Bedroom 2

8'0 x 7'8 (2.44m x 2.34m)

Fitted wardrobes with mirrored sliding doors. Double glazed window to rear aspect.

## Shower Room/WC

Low level WC. Vanity unit with inset wash hand basin and cupboards below. Part tiled walls. Extractor fan.

## Bathroom/WC

White suite comprising of panelled bath with chrome mixer tap and handheld shower attachment. Vanity unit with inset wash hand basin and chrome mixer tap. Low level WC with concealed cistern and built in cupboards. Part tiled walls. Extractor fan. Radiator.

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: £3427 per annum.**

**Lease: 999 years from 2021. We have been advised of the lease term, we have not seen the lease.**

[www.town-property.com](http://www.town-property.com) | [E. info@townflats.com](mailto:info@townflats.com) | T. 01323 416600

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.