



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Guide Price

£300,000-£325,000



3 Bedroom



2 Reception



1 Bathroom



11 Pearl Court, Devonshire Place, Eastbourne, BN21 4AB

GUIDE PRICE £300,000 - £325,000 A rare opportunity to acquire an exceptionally fine first floor mansion style apartment within the highly regarded Grandeur Pearl Court of art deco design, complete with the seldom available advantage of a PRIVATE GARAGE. This elegant three bedroom home is ideally located close to the seafront and the west side of the town centre, offering both convenience and character in one of the area's most distinctive addresses. The property has been thoughtfully maintained and significantly improved by the current owner, resulting in immaculate presentation throughout. Pearl Court stands as a striking Art Deco landmark, admired for its architectural charm and graceful proportions. The apartment itself reflects these qualities, with spacious and light filled accommodation that combines timeless style with modern comfort. The electronically gated grounds enhance the sense of exclusivity, while the inclusion of a garage provides a rare and valuable benefit. Subject to agreement, well behaved dogs are welcome under the terms of the lease, adding to the appeal for a wide range of buyers. An internal inspection is strongly recommended to fully appreciate the unique lifestyle offered by this distinguished home.



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Devonshire Place,
Eastbourne, BN21 4AB

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Main Features

- Spacious Town Centre Apartment Just Yards From Eastbourne Seafront
- 3 Bedrooms
- First Floor
- Fitted Kitchen
- Shower Room/WC
- Cloakroom
- Garage
- Mansion Style Apartment
- Balcony

Entrance

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

Spacious Hallway

Large hallway separated by a door to separate the bedrooms and shower room. 3 storage cupboards, with the end one being the full width of the master bedroom. What was formally a balcony has been reverted to create a seating area.

Lounge

16'7 x 12'11 (5.05m x 3.94m)

Radiator. Electric fireplace. Double glazed windows to front aspect.

Dining Room

15'3 x 14'5 (4.65m x 4.39m)

Double glazed balcony doors to balcony.

Cloakroom

Low level WC. Wash hand basin. Double glazed window to rear aspect.

Fitted Kitchen

12'0 x 9'0 (3.66m x 2.74m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and electric oven. Extractor cooker hood.

Integral dishwasher, washer/dryer and fridge. Double glazed window to rear aspect. There is a door leading to the secondary staircase which leads to the secure store rooms within the basement & communal gardens.

Bedroom 1

16'8 x 12'9 (5.08m x 3.89m)

Radiator. Wash hand basin. Fitted wardrobe. Double glazed windows with plantation shutters.

Bedroom 2

15'7 x 12'0 (4.75m x 3.66m)

Radiator. Double glazed window to front aspect with additional internal glazing.

Bedroom 3

11'9 x 7'6 (3.58m x 2.29m)

Radiator. Double glazed window to rear aspect.

Shower Room/WC

Suite comprising shower cubicle. Low level WC with hidden cistern. Wash hand basin. Heated towel rail. Double glazed window to rear aspect.

Parking

There is a single garage en-bloc.

EPC = C

Council Tax Band = D

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: Details on request

Lease: 999 years from 1998. 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.