



40 Berkeley Court, Wilmington Square, Eastbourne, BN21 4DX

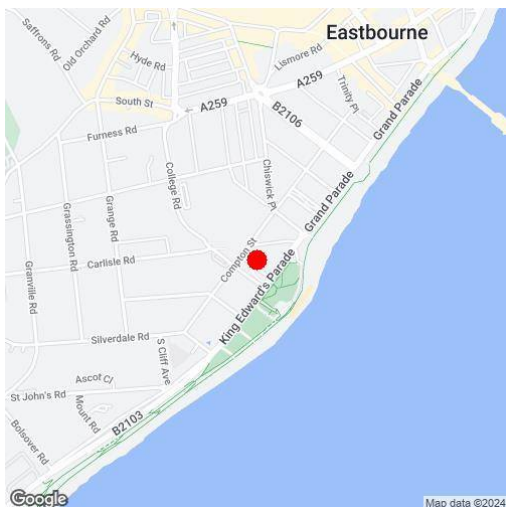
Price £425,000 | Share of Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

AN OUTSTANDING PENTHOUSE APARTMENT WITH THREE TERRACES AFFORDING DELIGHTFUL VIEWS ACROSS WILMINGTON SQUARE TO THE ENGLISH CHANNEL AND THE SOUTH DOWNS. The flat is situated on the sixth (top) floor of one of Eastbourne's most attractive purpose built blocks with excellent outside space, and benefits include a 23' x 15' sitting room, sealed unit double glazing and communal central heating and hot water together with an allocated covered car parking space. There are three bedrooms, one with an en-suite bathroom with walk-in bath and the other bedrooms are served by a shower room. Enjoying a highly desirable and convenient location, the seafront is within a couple of hundred yards whilst theatres and numerous restaurants are equally accessible. The Beacon shopping centre and mainline railway station are approximately a half mile distant. Flats of this description are rarely available and an early internal inspection is highly recommended.





## At a Glance:

- Wonderful penthouse apartment with three terraces
- Sea and Downland views
- Excellent location within 200 yards of the seafront, theatres and restaurants
- Covered parking space
- Three bedrooms
- Two bath/shower rooms (one en-suite)
- 23' x 15' living room
- 19' x 8' kitchen/breakfast room
- Sealed unit double glazing
- Communal central heating and hot water

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**STAIRS OR LIFT TO 6TH (TOP) FLOOR**

**ENTRANCE HALL**

**SITTING/DINING ROOM**

23'5" (7.14m) x 15'10" (4.83m) With access to two terraces with superb views towards the sea and The South Downs

**KITCHEN/BREAKFAST ROOM**

19'8" (5.99m) x 8'10" (2.69m) With door to sun terrace extending to over 21ft enjoying views over the town

**MASTER BEDROOM**

11'3" (3.43m) x 10'10" (3.3m) With door to

**EN SUITE SHOWER ROOM**

**BEDROOM 2**

10'10" (3.3m) x 9'8" (2.95m)

**BEDROOM 3**

10'10" (3.3m) x 9'6" (2.9m)

**FAMILY SHOWER ROOM**

**OUTSIDE**

**LARGE STORAGE CUPBOARD**

**UNDERCOVER PARKING SPACE**

**LEASE**

999 years from January 2021

**MAINTENANCE:**

Approximately £1,367 per quarter to include gas central heating and hot water, buildings insurance and general maintenance of the building.

**GROUND RENT**

Nil

**COUNCIL TAX**

Band G

**EPC**

C

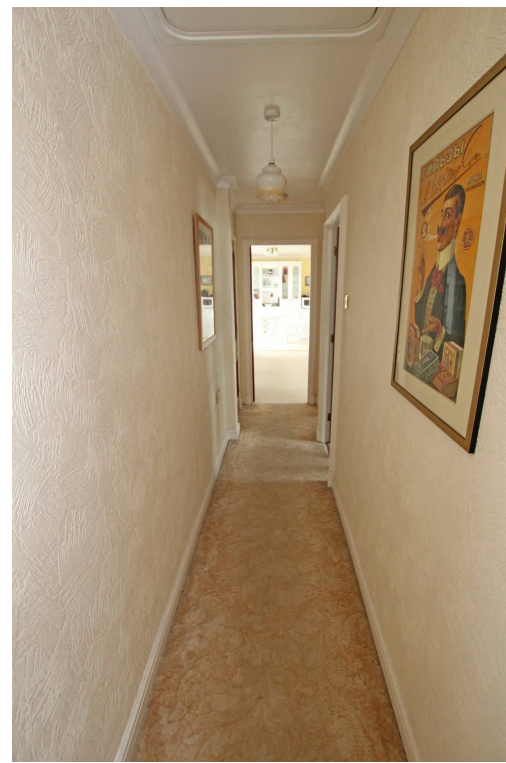
**SUB-LETTING**

Yes

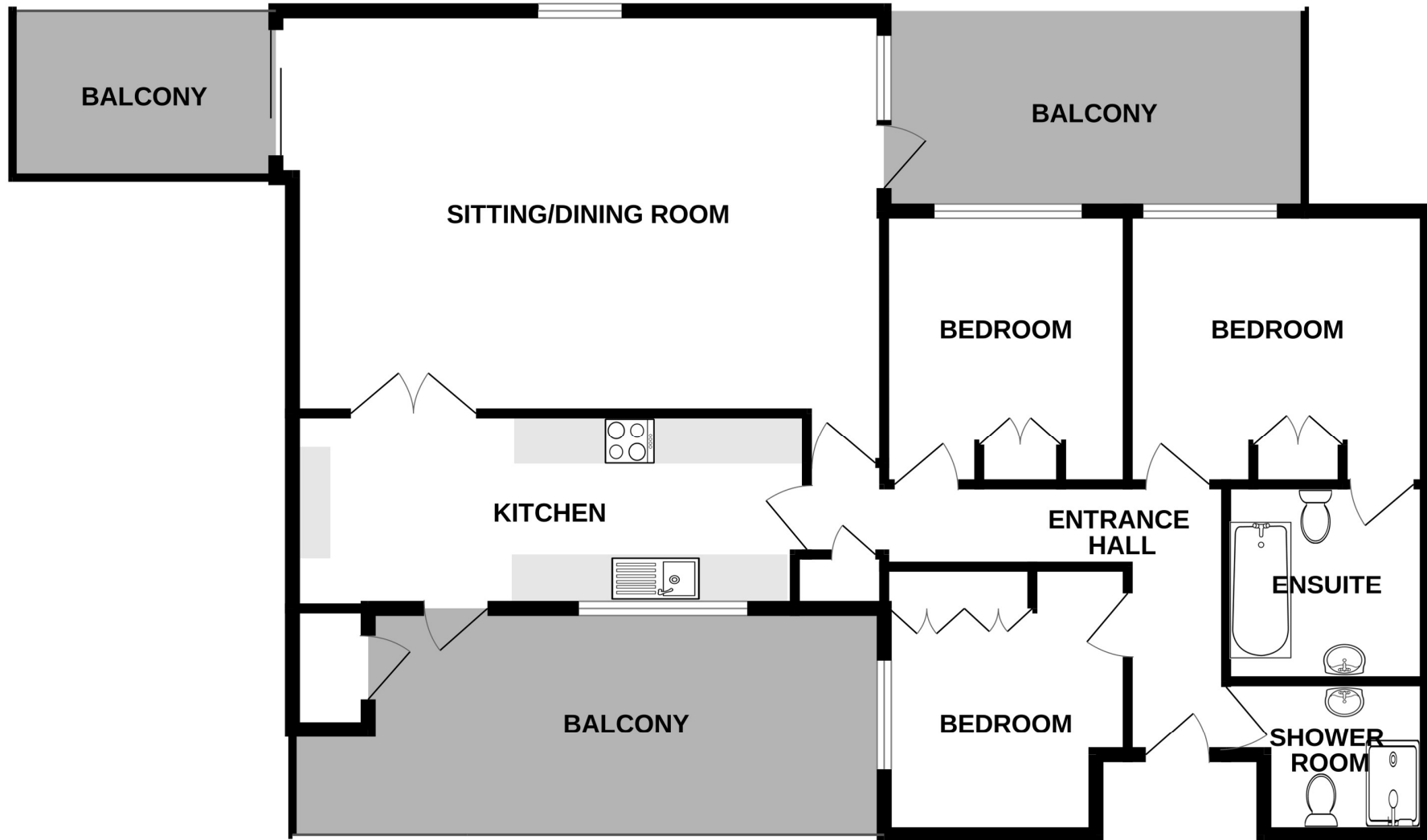
**PETS**

Yes

(All details concerning the terms of the Lease and out goings are subject to verification)



# FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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