



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

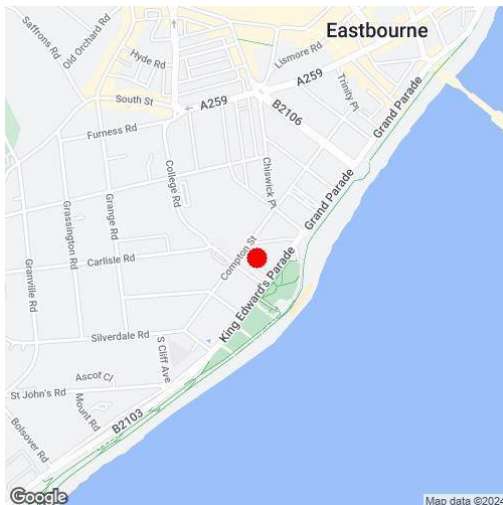
Price £425,000 | Share of Freehold

**LS Leaper
Stanbrook**

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. CHAIN FREE. 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

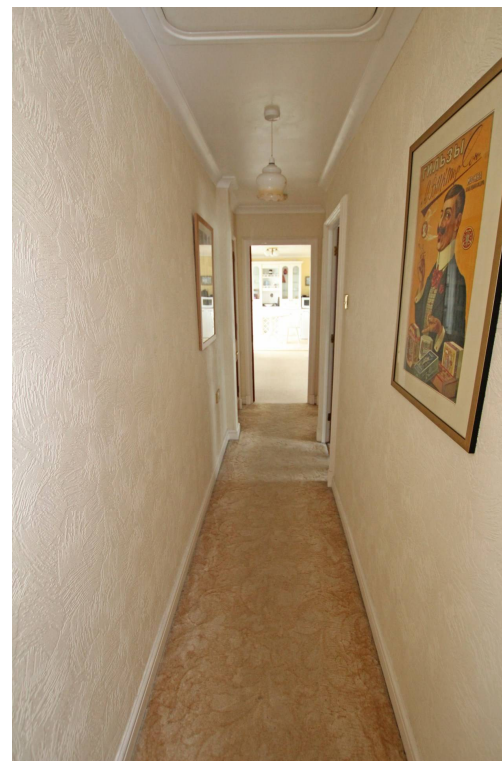
SUB-LETTING

Yes

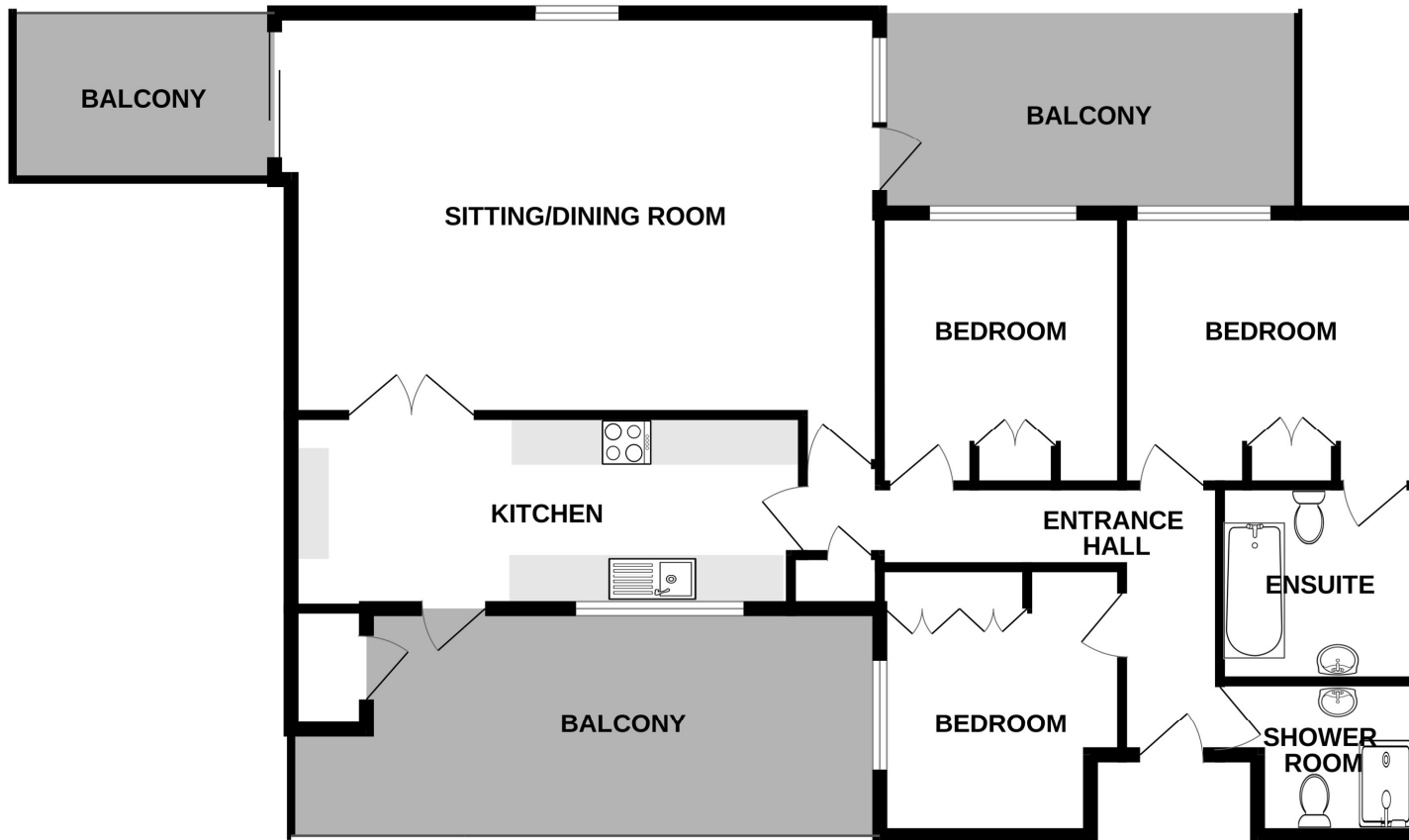
PETS

Yes

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



FLOOR



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 mis-statement. 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 operability or efficiency can be given.
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