

# HUNT FRAME

ESTATE AGENTS



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

£260,000



ENJOYING WONDERFUL SEA VIEWS from the fourth floor and with the rare benefit of a BALCONY, a two bedroom apartment available with no chain. Benefitting from a master bedroom with re-fitted EN-SUITE, second re-fitted shower room, re-fitted kitchen, share of freehold and an ALLOCATED PARKING SPACE.



Communal front door with video entry phone to:

Communal Entrance Hall, lift to fourth floor, front door to:

### Entrance Hall

Video entry phone, airing cupboard, storage cupboard, radiator.

### Lounge/Dining Room

20'8 x 11'7 (6.30m x 3.53m)

Feature ornamental fireplace, TV and satellite points, radiator, double glazed window to front providing sea views, double glazed door to :

### Balcony

Enjoying fabulous direct sea views and a southerly aspect over Wilmington Square.

### Kitchen/Breakfast Room

11'1 x 8'5 (3.38m x 2.57m)

Recently installed in a range of wall and base mounted cupboards and drawers. Work tops with inset and a half bowl stainless steel sink and single drainer unit with mixer tap. Built in eye level oven and four ring induction hob with extractor hood above. Integrated dishwasher, washing machine, fridge and freezer. Glass fronted display cabinets, built in wine rack, breakfast bar, double glazed window to rear.

### Bedroom One

13'2 x 12 (4.01m x 3.66m)

Range of fitted wardrobes, radiator, double glazed window to front providing sea views. Door to:

### En-Suite Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment, folding shower screen. Low level wc, bidet, vanity wash basin with cupboards below. Radiator, extractor fan, fitted mirror.

### Bedroom Two

10'11 x 7'9 (3.33m x 2.36m)

Built in mirror fronted double wardrobe, radiator, double glazed window to rear.

### Shower Room

Re-fitted in a white suite comprising shower cubicle, vanity unit with low level wc and inset wash basin with cupboards below. Heated chrome towel ladder, electric light and shaver point.

Secure underground allocated parking space No. 9.

We are informed by our client that the term of lease is 999 years and the sale will include a Share of the Freehold.

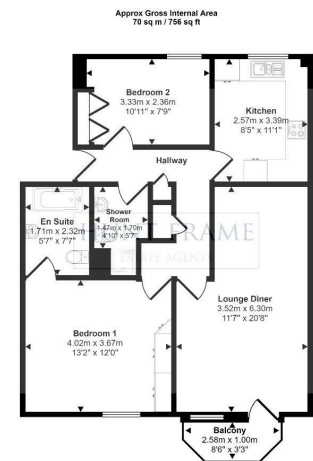
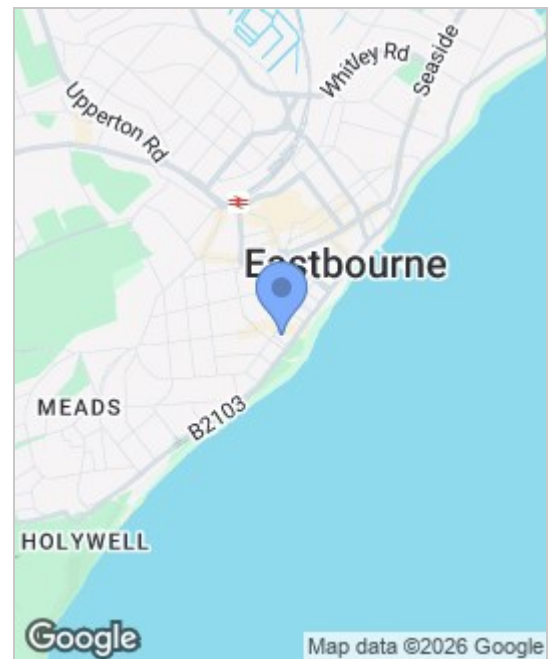
As of February 2025 the maintenance charges are currently £817.62 per quarter which includes hot water and sewerage charges. Communal heating is charged £80 / every 6 months.

The managing agents are currently Wish Tower Management.

(All details concerning the terms of lease and outgoings are subject to verification). Council tax band: F

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |                         |           |
|---|-------------------------|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) A                                 |                         |  | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |  | (81-91) B   |                         |           |
| (69-80) C                                   |                         |  | (69-80) C   |                         |           |
| (55-68) D                                   |                         |  | (55-68) D   |                         |           |
| (39-54) E                                   |                         |  | (39-54) E   |                         |           |
| (21-38) F                                   |                         |  | (21-38) F   |                         |           |
| (1-20) G                                    |                         |  | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 81   | England & Wales   | EU Directive 2002/91/EC | 81        |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.