

21 Pearl Court  
Cornfield Terrace  
Eastbourne, BN21 4AA

Leasehold - Share of Freehold

**Auction Guide:**  
**£250,000**



 3 Bedroom  2 Reception  1 Bathroom



**TOWN FLATS**

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[01323 416600](tel: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.



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Situated within the iconic Art Deco Pearl Court, this charming three bedroom apartment offers a rare opportunity to own a piece of Eastbourne's architectural heritage. Originally built in the 1930s to accommodate employees of Pearl Assurance, the building has retained its period charm while benefiting from ongoing, thoughtful management. Located on the hall floor, the apartment provides a spacious and well balanced layout, featuring three bedrooms, including a principal bedroom with a shower cubicle and two reception rooms that create inviting living and dining areas. A fitted kitchen, separate WC and private balcony complete the internal accommodation. Additional benefits include a separate storage area in the basement, and a share of the freehold within a well maintained and efficiently run building whilst also being sold chain free. Positioned conveniently between Eastbourne seafront and the mainline train station, the property is within close proximity to local theatres, shops, restaurants and other amenities, ideal for both full time residence or a stylish coastal retreat.

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Guide Price £250,000

Main Features

- CHAIN FREE Spacious & Well Presented 3 Bedroom Hall Floor Town Centre Apartment
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom/WC & Separate Cloakroom
- Double Glazing
- For Sale By Modern Auction – T & C’s Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction

Entrance  
Communal entrance with security entry phone system. Private hall floor entrance door to -

Hallway  
Column style radiator. Part tiled, part original parquet flooring. 3 large storage cupboards. Entryphone handset.

Lounge  
15'9 x 14'0 (4.80m x 4.27m )  
Electric fireplace. Original parquet flooring. 2 double glazed windows to front aspect.

Dining Room  
15'11 x 12'1 (4.85m x 3.68m)  
Column style radiator. Feature fireplace. Original parquet flooring. 2 double glazed windows to front aspect.

Fitted Kitchen  
10'11 x 8'6 (3.33m x 2.59m )  
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Inset electric hob with extractor cooker hood above. Eye level double electric oven. Fire escape door. Column style radiator. Double glazed window to rear aspect.

Cloakroom  
Low level WC with hidden cistern. Wash hand basin on vanity unit. Double glazed window to rear aspect.

Covered Balcony  
5'2 x 5'0 (1.57m x 1.52m )  
Double glazed patio style doors.

Bedroom 1  
16'0 x 12'0 (4.88m x 3.66m )  
Column style radiator. Original parquet flooring. Shower cubicle. 2 double glazed windows to front aspect.

Bedroom 2  
14'6 x 11'5 (4.42m x 3.48m )  
Column style radiator. Original parquet flooring. Built-in wardrobe. Wash hand basin. 2 double glazed windows to front aspect.

Bedroom 3  
10'11 x 6'10 (3.33m x 2.08m )  
Column style radiator. Original parquet flooring. Fitted wardrobe. Wash hand basin. 2 double glazed windows to rear aspect.

Bathroom/WC  
Suite comprising 'p' shaped bath with shower over. Wash hand basin on vanity unit. Low level WC. Heated towel rail. Double glazed window to rear aspect.

EPC = C

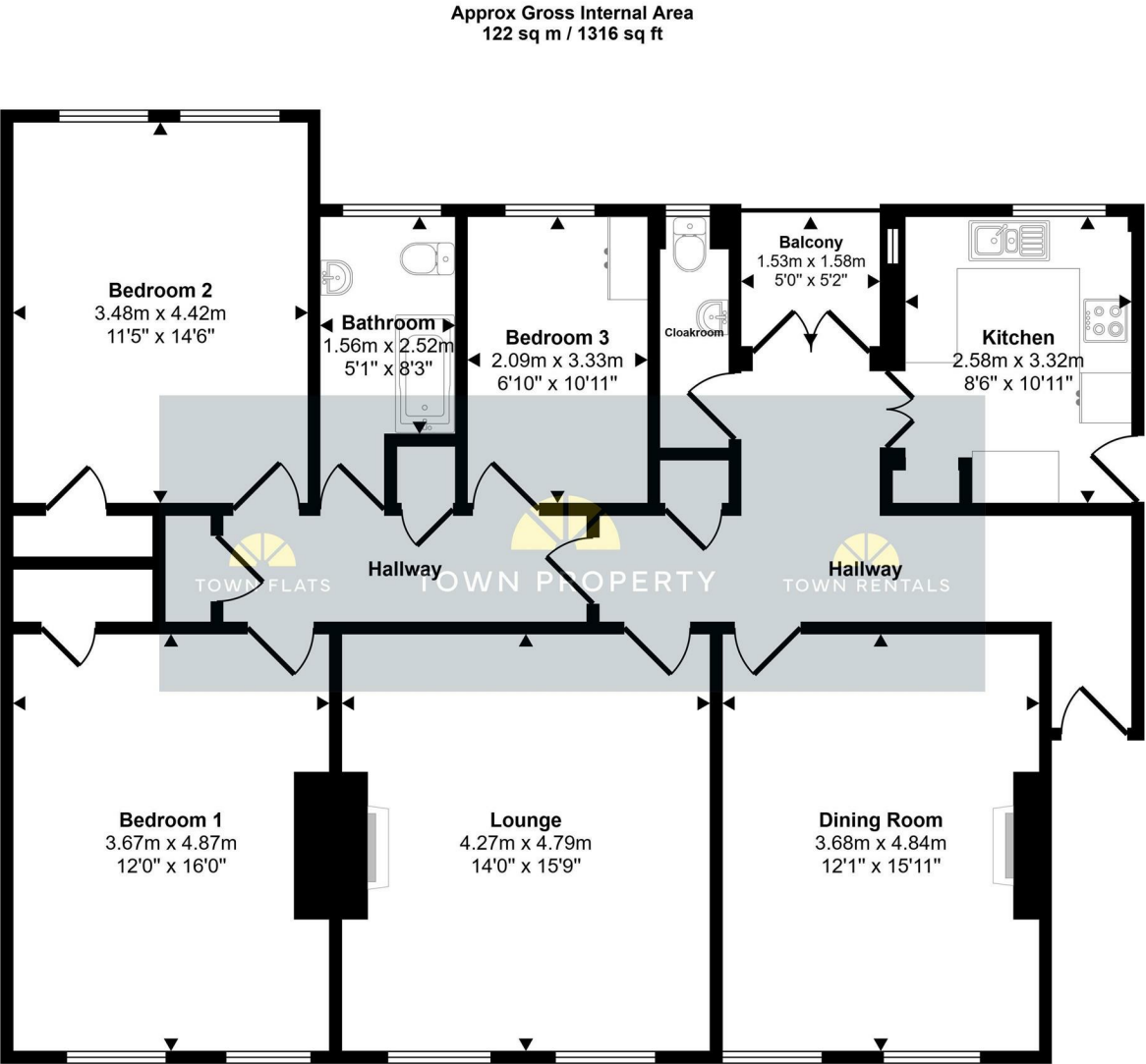
Council Tax Band = D

AUCTIONEERS COMMENTS:  
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.