



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

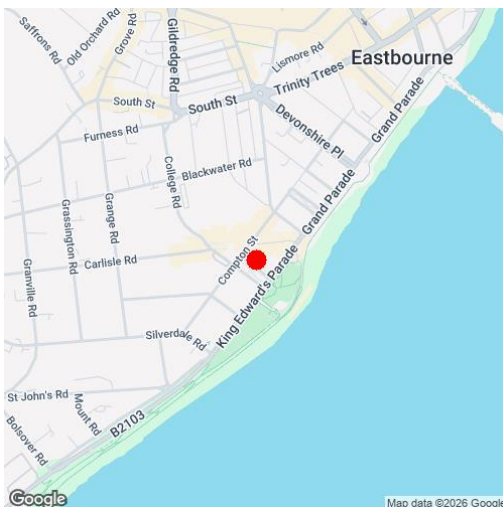
Price £194,950 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Forming part of the exclusive Berkeley Court development just behind Eastbourne seafront, a newly refurbished ground floor apartment available with no onward chain. The accommodation includes a 22' living room, newly fitted kitchen with range of modern wall and base units together with integrated appliances including, an oven, hob, fridge/freezer, dishwasher and washing machine. There are two bedrooms with the principal bedroom having a newly fitted en-suite bathroom. The second bedroom is served by an equally well appointed and newly fitted shower room/wc. Other benefits include new decorations and carpets throughout together with sealed unit double glazed windows and communal central heating. The apartment occupies a most convenient and desirable residential location, with the seafront, theatres and restaurants all within a few hundred yards, whilst Eastbourne town centre and railway station are less than a half mile away. Parking on Wilmington Square is reserved for residents only and a permit can be obtained from Eastbourne Council.





At a Glance:

- Newly refurbished throughout
- No onward chain
- Prime residential location within 100 yards of the seafront and theatres
- Two bedrooms
- Two newly fitted bath/shower rooms (one en-suite)
- New fitted kitchen with integrated appliances
- New decorations and floor coverings
- Sealed unit double glazing

Accommodation:

COMMUNAL ENTRANCE HALL

HALLWAY

LIVING / DINING ROOM

22'3" (6.78m) x 10'8" (3.25m)

FITTED KITCHEN

12'9" (3.89m) x 6'0" (1.83m)

BEDROOM 1

13'7" (4.14m) x 9'6" (2.9m)

EN-SUITE BATHROOM / WC

BEDROOM 2

9'1" (2.77m) x 6'4" (1.93m)

SHOWER ROOM / WC

LEASE:

approximately 996 years remaining (Share of Freehold)

MAINTENANCE:

£1,064.84 per quarter

GROUND RENT:

nil

PETS:

allowed

SUB-LETTING:

allowed - minimum of 6 months

COUNCIL TAX:

Band 'E'

EPC:

'C'

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



Approx Gross Internal Area
67 sq m / 726 sq ft



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.

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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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