

Pearl Court Devonshire Place,Eastbourne BN21 4AB

fox & sons

welcome to

Pearl Court Devonshire Place, Eastbourne

A stunning chain-free two / three bedroom apartment, fully refurbished in 2023, set within a private gated development in the heart of the town centre, just a three-minute walk to the seafront. Featuring 9 ft ceilings, bespoke fitted furniture throughout, restored period radiators and garage.



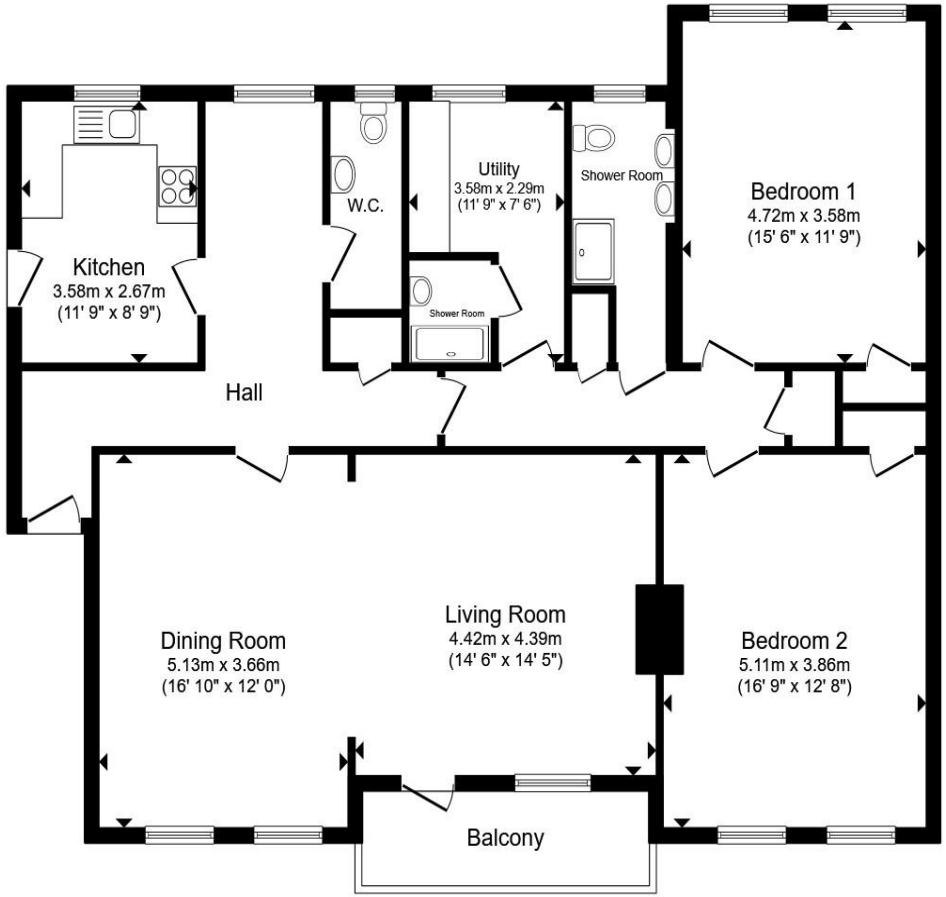












First Floor

Total floor area 127.6 m² (1,374 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

Communal Entrance Hall

Entrance Hall To Apartment

Lounge
14' 7" x 14' 5" (4.45m x 4.39m)

Dining Room
16' 8" x 12' 10" (5.08m x 3.91m)

Kitchen
8' 11" x 11' 8" (2.72m x 3.56m)

Bedroom 3
7' 6" x 11' 9" max (2.29m x 3.58m max)

Cloakroom

Bedroom 1
16' 11" max x 12' 7" into recess (5.16m max x 3.84m into recess)

Bedroom 2
15' 5" x 11' 9" max (4.70m x 3.58m max)

Main Bathroom

Garage

welcome to

Pearl Court Devonshire Place, Eastbourne

- GATED DEVELOPMENT WITH LARGE COMMUNAL GARDENS
- TWO BEDROOMS WITH BESPOKE FITTED FURNITURE THROUGHOUT
- IMPRESSIVE 9 FT CEILINGS WITH RESTORED ORIGINAL 1930'S RADIATORS
- BEDROOM THREE CURRENTLY USED AS A UTILITY ROOM WITH SECOND SHOWER ROOM
- GARAGE WITH ELECTRIC DOOR AND STORE ROOM

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 7951.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118791

The Property Ombudsman

Property Ref:
EBN118791 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons

01323 410911

Eastbourne@fox-and-sons.co.uk

19 Cornfield Road, EASTBOURNE, East Sussex, BN21 4QD

fox-and-sons.co.uk