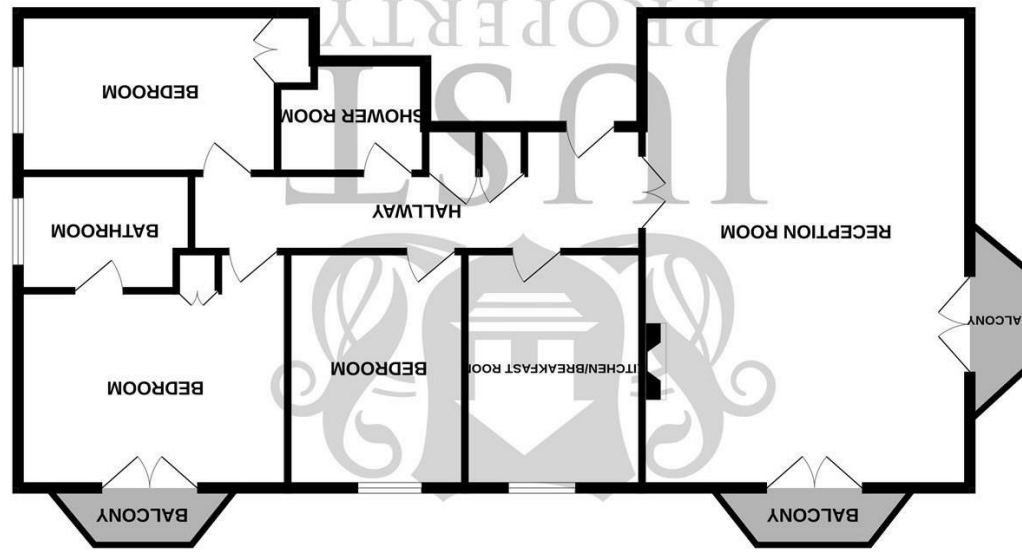
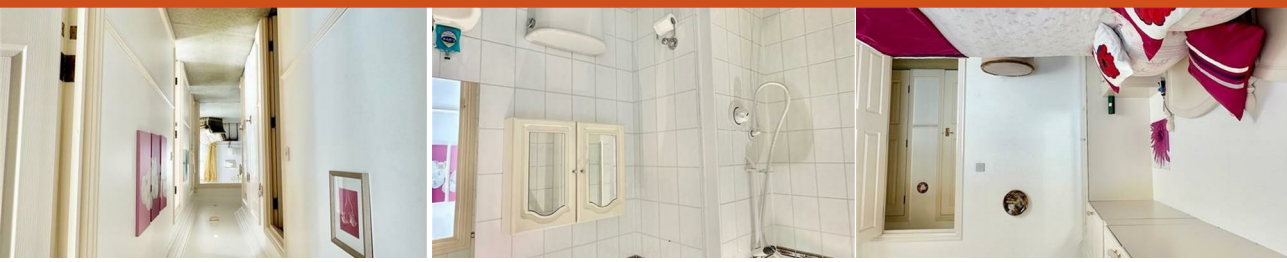


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	79
Potential	80



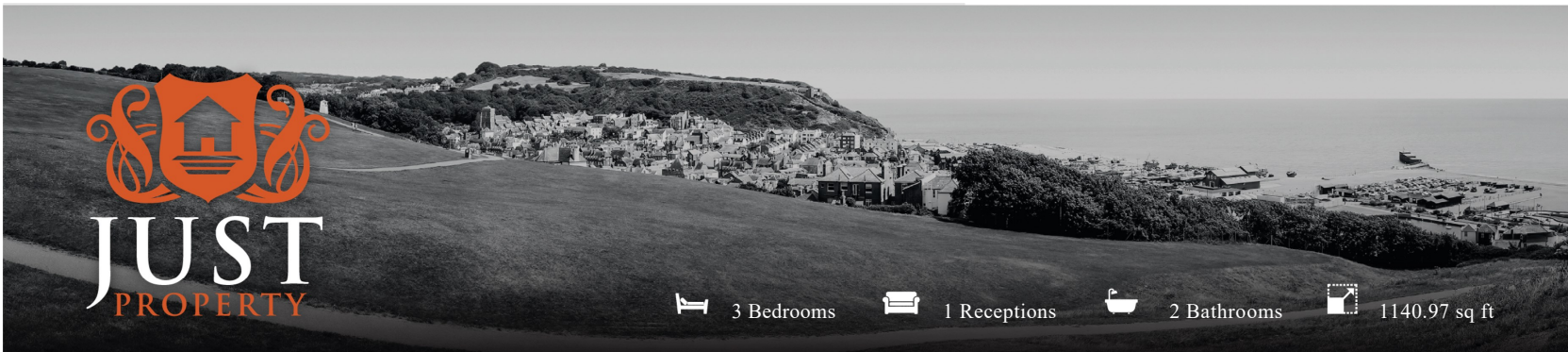
THIRD FLOOR



Flat 7 Garden Court 15 Devonshire Place, Eastbourne, BN21 4BZ

# FLOORPLANS

[www.justproperty.net](http://www.justproperty.net)



3 Bedrooms | 1 Receptions | 2 Bathrooms | 1140.97 sq ft

Leasehold - Share of Freehold

£399,950

Flat 7 Garden Court 15 Devonshire Place, Eastbourne, BN21 4BZ





## PROPERTY DETAILS

### CHAIN FREE

A beautifully presented share of the freehold and exceptionally spacious three-bedroom apartment located on the third floor of this highly sought-after purpose-built block, just a few hundred yards from the seafront, train station, and town centre.

This elegantly appointed apartment forms part of an exclusive development and offers bright, well-planned accommodation. The impressive lounge/ dining room provides access to two separate balconies, allowing for plenty of natural light and outdoor space, while the fitted kitchen/breakfast room is well-equipped with integral appliances and offers a practical and stylish space for dining. The principal bedroom features a third balcony and an en-suite bath & shower room, providing a private retreat, complemented by two further generously proportioned bedrooms and an additional shower room, ideal for family living or guests.

Additional benefits include a secure garage providing convenient parking, lift access to all floors, and direct access to the communal gardens, which offer a peaceful outdoor space for residents.

The Garden Court enjoys a prime location within a highly desirable area of the town, just a short walk from a wide range of shops, restaurants, and local amenities. The award-winning seafront and theatre district are also within easy reach, offering leisure and cultural attractions. For outdoor enthusiasts, the Eastbourne area includes three principal golf courses, while excellent transport links include mainline rail services to London Victoria, Brighton, and Gatwick Airport.

This is a rare opportunity to acquire a superb apartment combining generous accommodation, a prime location, and desirable modern conveniences. Early viewings are highly recommended to fully appreciate the space, style, and lifestyle this property offers. There is a lease of 973 years, and a share of the freehold.



## ROOM DIMENSIONS

Communal Entrance	Bedroom 13'8" x 8'0" (4.17 x 2.44)
Residents Lift	
Front Door	Bedroom 12'9" x 9'3" (3.89 x 2.82)
Hallway	Garage
Reception Room 24'6" x 15'7" (7.47 x 4.75)	
Balcony x 2	
Kitchen / Breakfast Room 12'9" x 8'11" (3.89 x 2.72)	
Family Shower Room	
Bedroom 15'8" x 12'9" (4.78 x 3.91)	
En Suite Bathroom	
Balcony	

## FEATURES

- Stunning Purpose Built Apartment
- Three Bedrooms
- En suite Bathroom to Principle Bedroom
- Three Balconies
- Balance of 999 Year Lease
- Fantastic Views Towards Sea and South Downs
- Residents Lift
- Garage Parking
- Share of the Freehold
- CHAIN FREE

