



Berkeley Court Wilmington Square, Eastbourne BN21 4DX

fox & sons

welcome to

Berkeley Court Wilmington Square, Eastbourne

Beautifully presented two bedroom second floor flat with lift access in the sought after Meads area. Situated within walking distance of the seafront, theatres & town centre. This stunning property benefits from en-suite to master, secure underground parking & side sea views.



Communal Entrance

Front door into communal entrance with secure entry phone with video entry. Stairs and lift rising to the second floor.

Entrance Hall

Front door into entrance hall, storage cupboard and cupboard housing the hot water cylinder.

Open Plan Living / Dining Room

25' into bay x 11' 9" (7.62m into bay x 3.58m)
Double glazed bay window with sea views. TV and telephone points. Spotlighting. Two radiators.

Kitchen

11' 2" x 8' 6" (3.40m x 2.59m)

Fully fitted kitchen comprising wall and base units with work surface over incorporating a sink and drainer unit. Tiled splashback, Double oven and induction hob with cooker hood over. Integral washer dryer, dish washer, microwave and fridge freezer. Spotlighting. Double glazed window to the rear aspect.

Bedroom 1

13' 1" x 12' 8" (3.99m x 3.86m)

Double glazed window to the front aspect. Fitted wardrobes with mirrored doors. Spotlighting. Radiator.

En - Suite

Comprising a walk in shower cubicle with over head rainfall shower attachment and hand held shower attachment. Low level W.C. Wash hand basin with vanity unit below. Heated towel rail. Spotlighting. Shaver point.

Bedroom 2

9' 10" x 7' 10" (3.00m x 2.39m)

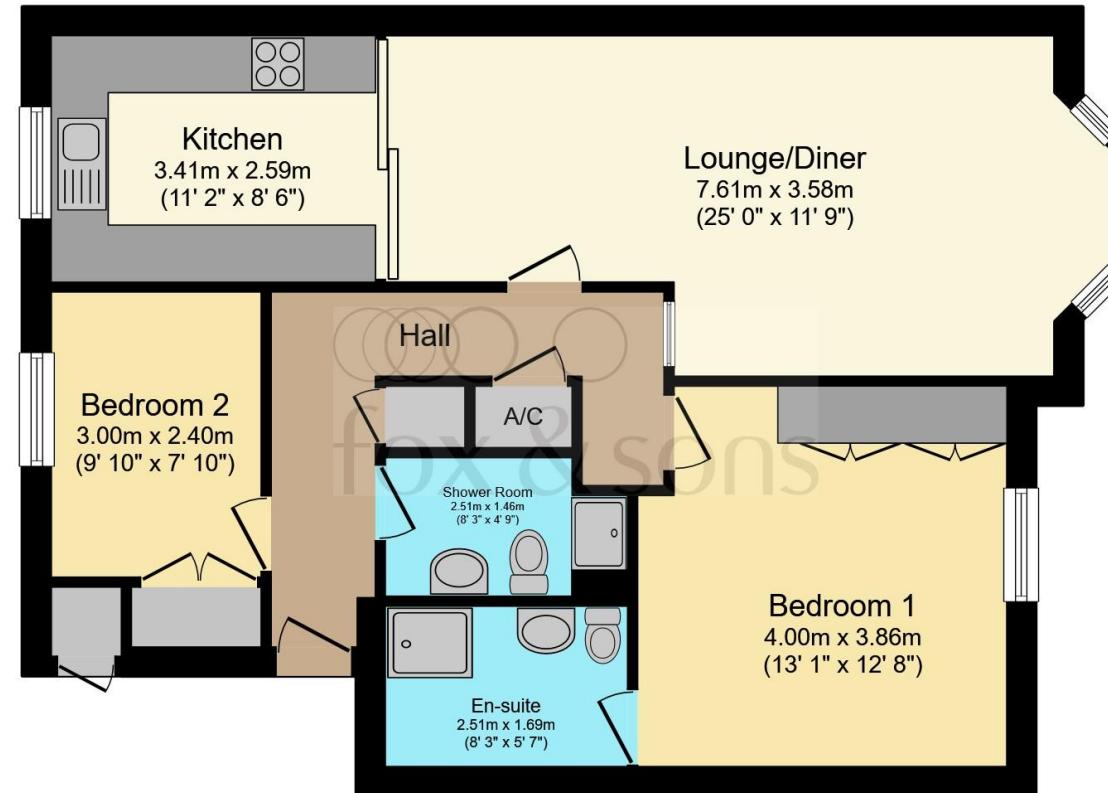
Double glazed window to the rear. Built in wardrobes. Radiator. Spotlighting.

Shower Room

Comprising walk-in shower cubicle with over head shower attachment. Wash hand basin. W.C. Extractor fan. Shaver point. Spotlighting.

Parking

Secure under ground allocated parking space.



Total floor area 75.7 m² (814 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.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN120455



welcome to

Berkeley Court Wilmington Square, Eastbourne

- ***GUIDE PRICE £260,000 - £280,000***
- FULLY MODERNISED IN 2020
- SECURE UNDER GROUND PARKING
- BEAUTIFULLY PRESENTED AND MODERN THROUGHOUT
- PARTIAL SEA VIEWS

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 4200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£260,000 - £280,000



view this property online fox-and-sons.co.uk/Property/EBN120455

Please note the marker reflects the postcode not the actual property



Property Ref:
EBN120455 - 0006

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.



01323 410911



Eastbourne@fox-and-sons.co.uk



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



fox-and-sons.co.uk