



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



**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

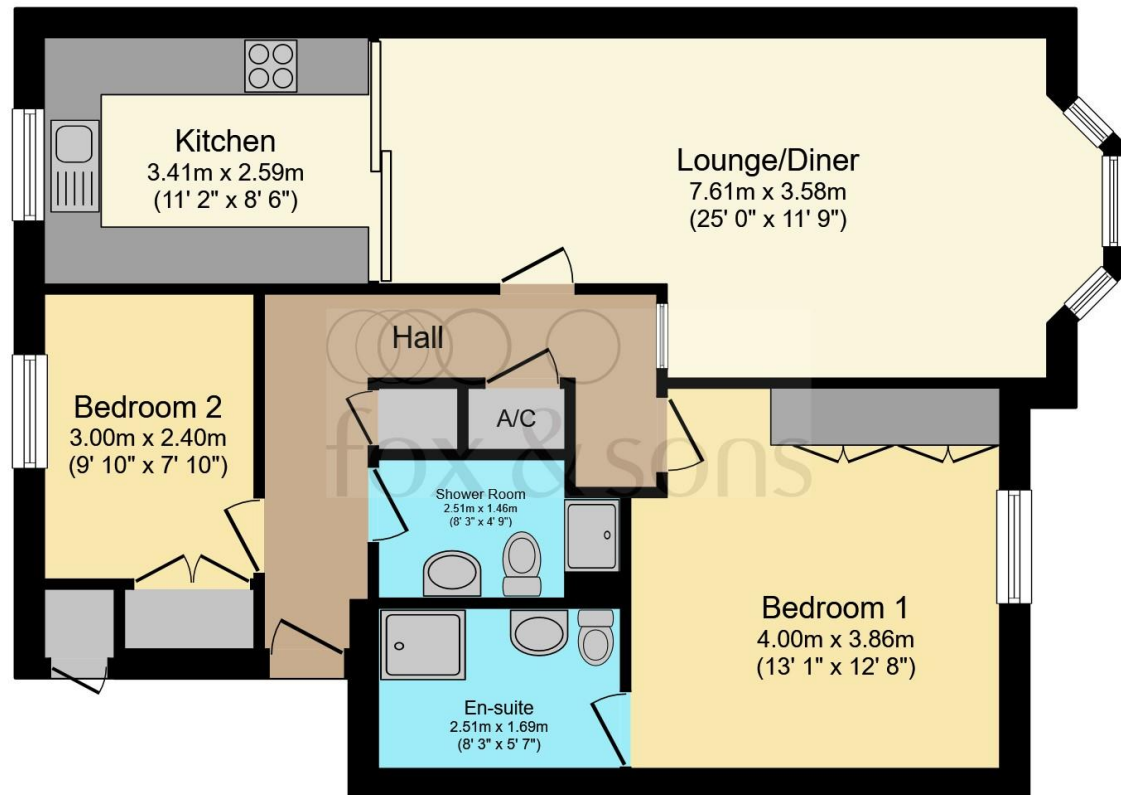
9' 10" x 7' 10" ( 3.00m x 2.39m )  
Double glazed window to the rear. Built in wardrobes. Radiator. Spotlighting.

### 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 m<sup>2</sup> (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](http://www.focalagent.com)



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## 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN120455 - 0006

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