



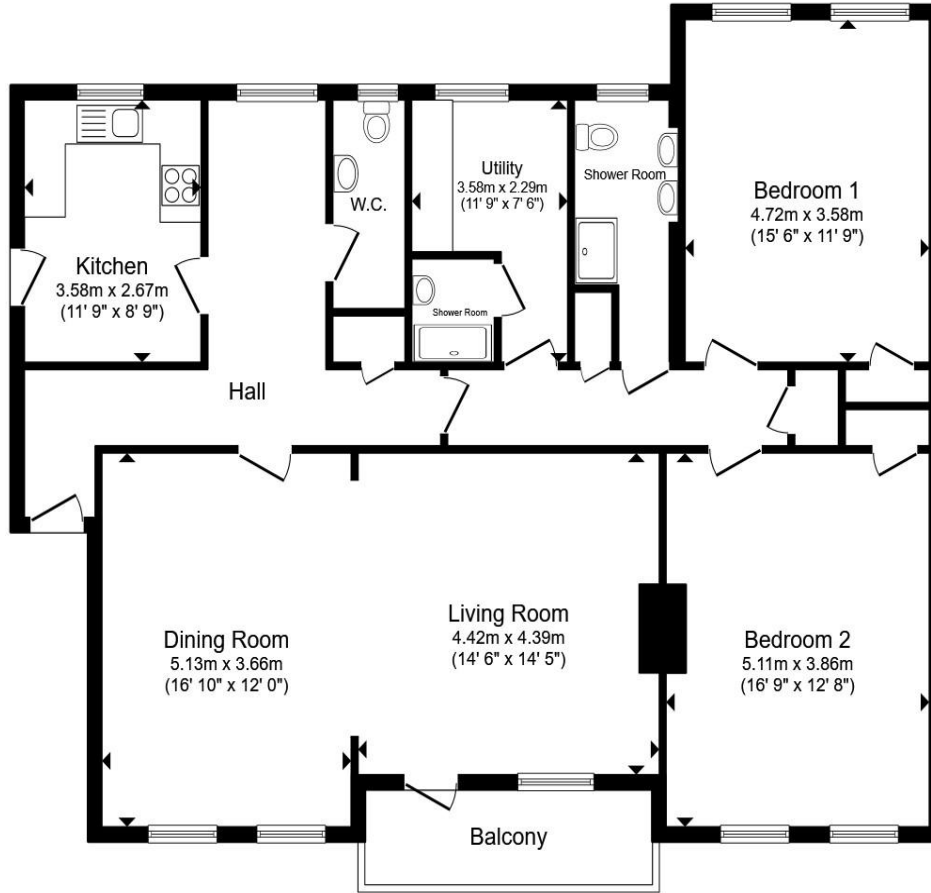
**Pearl Court Devonshire Place, Eastbourne BN21 4AB**

**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 m<sup>2</sup> (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](http://www.propertybox.io)



**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

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

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN118791 - 0006

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