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Flat 58 Berkeley Court Wilmington Square, Eastbourne, East Sussex, BN21 4DX
Guide Price £269,950 Leasehold - Share of Freehold

An excellent opportunity to purchase this well presented and DECEPTIVELY SPACIOUS THREE BEDROOMED THIRD FLOOR APARTMENT in this favoured Berkeley Court development. The property benefits from sealed unit double glazing, gas fired central heating, modern fitted kitchen, master bedroom with en-suite bathroom, two further double bedrooms, shower room/wc and is considered to be in good decorative order throughout. Additionally the property offers extensive downland views from this corner position, store room, secure covered allocated parking and is available CHAIN FREE. The property is situated to the west side of Eastbourne's town centre and is within close proximity to Eastbourne's mainline railway station, comprehensive shopping facilities, theatres and seafront with buses passing close by. EPC = C



Berkeley Court is located in Wilmington Square just off Eastbourne's elegant seafront, Theatres and some local shops are within walking distance whilst Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately half a mile distant.https://login2.vebraalto.com/#properties/19360972/media

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO ALL FLOORS * THIRD FLOOR - PRIVATE ENTRANCE HALL * LIVING/DINING ROOM * SPACIOUS FITTED KITCHEN * MASTER BEDROOM WITH EN-SUITE BATHROOM * TWO FURTHER DOUBLE BEDROOM * SHOWER ROOM/WC * STORE ROOM * ALLOCATED UNDER-BLOCK PARKING * EXTENSIVE DOWNLAND VIEWS * CHAIN FREE ***





The accommodation
Comprises:

Communal front door opening to:

COMMUNAL ENTRANCE HALL
With passenger lift or stairs rising to:

THIRD FLOOR LANDING
Private front door opening to:

HALLWAY
Radiator, security video entry phone, built-in store cupboard, airing cupboard housing cylinder.

LIVING ROOM
22'7 x 17'3 narrowing to 17'2 (6.88m x 5.26m narrowing to 5.23m)
With Upvc bay window to side with adjacent windows to side with downland views, television and satellite points, fireplace surround, two wall light points, two radiators, dining area to rear, coved ceiling.

KITCHEN
9'5 x 9'1 (2.87m x 2.77m)
With a comprehensive range of matching eye and base level units with complimentary moulded worktop surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer taps, four burner electric hob with extractor above adjacent eye level oven and grill, plumbing and space for washing machine, integrated fridge and freezer, coved ceiling, Upvc windows to rear.

MASTER BEDROOM
17'7 + door recess x 12'2 (5.36m + door recess x 3.71m)
Upvc windows to side with Downland views, built in mirror fronted double wardrobes,, two radiators.

EN SUITE BATHROOM
8'6 x 8'6 (2.59m x 2.59m)
Upvc obscure windows to side white suite comprising easy access panelled bath with mixer taps and shower attachment over, low level wc, bidet, LED downlighters, pedestal hand wash basin, mostly tiled walls, radiator.

BEDROOM TWO
12'7 x 9'9 (3.84m x 2.97m)
With Upvc windows to rear, built in mirror fronted double wardrobes, radiator, coved ceiling.

BEDROOM THREE
13'7 x 8'4 (4.14m x 2.54m)
(Currently used as a study) With Upvc windows to side, radiator, coved ceiling.

GUEST SHOWER ROOM/WC
10'0 x 5'8 (3.05m x 1.73m)
With a colour suite comprising shower cubicle, tiled shower cubicle with thermostatic shower unit over, bidet, close coupled wc, vanity hand wash basin, half tiled walls in complimentary tiling, dado rail, coved ceiling, extractor., with upvc obscure window to rear

ALLOCATED CAR PARKING SPACE
Situated under the block with No.58 marked space.

N.B
We are informed by our client that the term of lease is 999 years beginning and including 1 January 2021 and that the sale will include a Share of the Freehold.

Service Charge for the period 1 April to 30 June £1300.00 which includes communal heating, hot water, water and sewerage charges and reserve fund contribution.

(All details concerning the terms of the lease and outgoings are subject to verification).

COUNCIL TAX BAND:
Council Tax Band - 'F' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





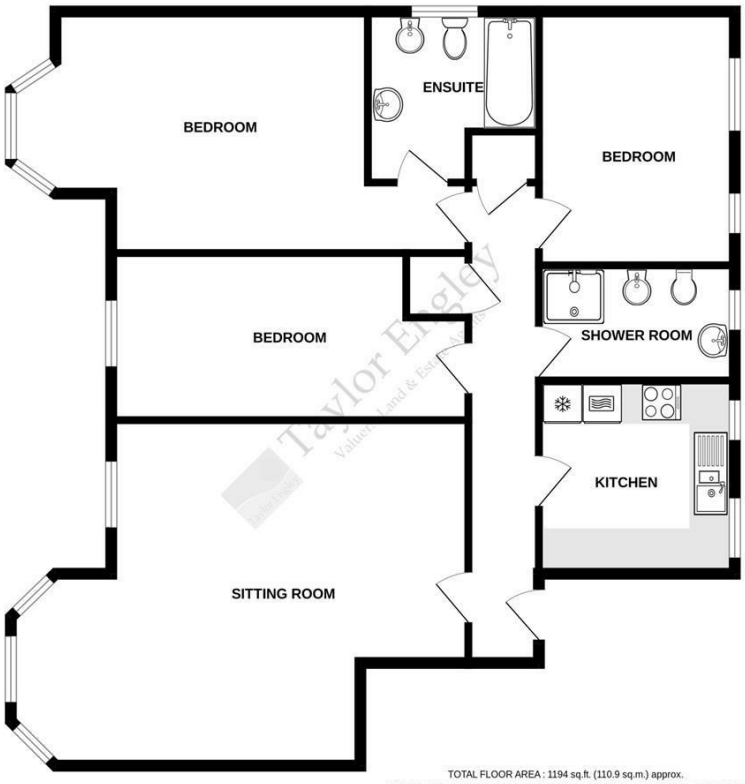






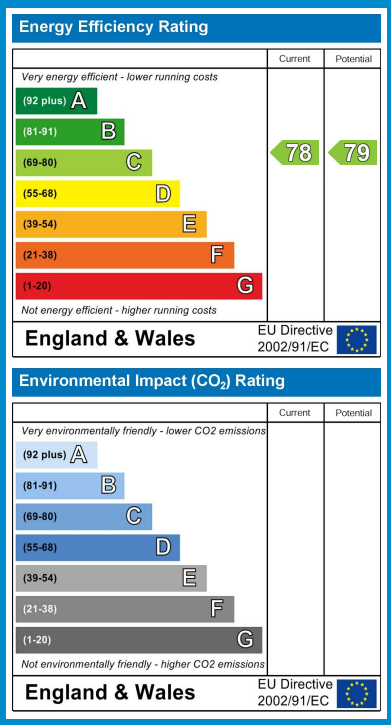


THIRD FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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