



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

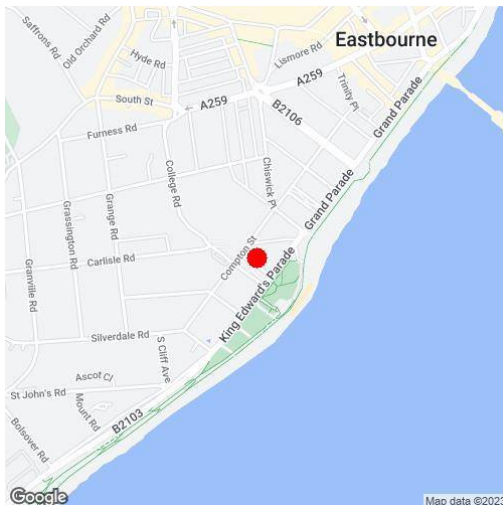
Price £250,000 | Share of Freehold

**LS Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain - A beautifully appointed 2 bedroom apartment forming part of the highly desirable Berkeley Court development, enviably located within 100 yards of the seafront. The apartment, which is served by passenger lift, is situated on the first floor and provides well proportioned and very well presented accommodation throughout. The 25' living room has a defined dining area and the kitchen is fitted with a comprehensive range of wall and base units beneath contoured work surfaces with integrated appliances that include a double oven, micromat duo oven, induction hob, dishwasher and washer/dryer with space for a fridge/freezer. The master bedroom has a range of built in wardrobe cupboards together with a luxuriously appointed en-suite shower room. The second bedroom is served by a similarly well appointed shower room. Other benefits include an allocated parking space within a secure residents parking area, sealed unit double glazing and communal gas central heating. Berkeley Court enjoys a most convenient location with the seafront, shops, The Congress, Winter Garden and Devonshire Park theatres and restaurants all in the immediate vicinity, whilst the Beacon Shopping Centre and mainline railway station are within a half mile.





At a Glance:

- Beautifully appointed throughout
- 100 yards from the seafront
- No onward chain
- Generous living room
- Fitted kitchen with integrated appliances
- Two bedrooms
- Two shower rooms (one en-suite)
- Sealed unit double glazing
- Secure allocated parking space

Accommodation:

COMMUNAL FRONT DOOR

COMMUNAL ENTRANCE HALL

PASSENGER LIFT & STAIRS TO FIRST FLOOR

HALL

LIVING ROOM

25'9" (7.85m) x 11'9" (3.58m) Max

FITTED KITCHEN

10'4" (3.15m) x 8'5" (2.57m)

BEDROOM 1

13'0" (3.96m) x 11'9" (3.58m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'9" (3.89m) x 7'0" (2.13m)

SHOWER ROOM

OUTSIDE:

ALLOCATED PARKING SPACE

LEASE:

999 years from January 2021.

MAINTENANCE:

(2023) £3,194.12 per annum. To include water rates

GROUND RENT:

Nil

COUNCIL TAX:

Band "F"

EPC:

"B"

SUB-LETTING:

Yes

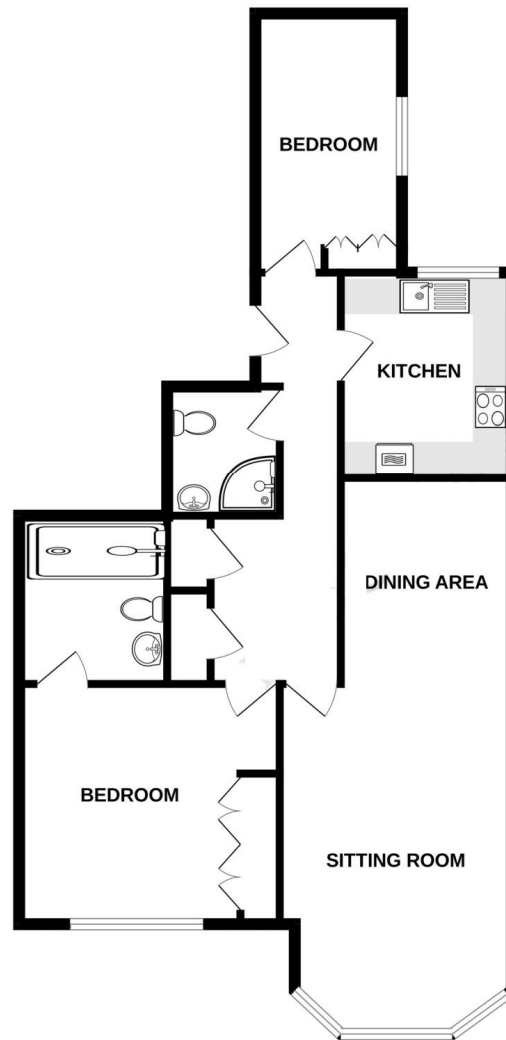
PETS:

Yes

(All details concerning the terms of the Lease and out goings are subject to verification)



FIRST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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