



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

Offers in Excess of £165,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Forming part of the exclusive Berkeley Court development just behind Eastbourne seafront, a well proportioned ground floor apartment available with no onward chain. The accommodation includes a 22' living room, kitchen, two bedrooms and two bath/shower rooms (one en-suite). Although the apartment is now in need of general modernisation and complete redecoration it does benefit from sealed unit double glazed windows and communal central heating and occupies a most convenient and desirable residential location. The seafront, theatres and restaurants are all within a few hundred yards, whilst Eastbourne town centre and railway station are less than a half mile away. Parking on Wilmington Square is reserved for residents only and a permit can be obtained from Eastbourne Council.





At a Glance:

- 23` living room
- Two bedrooms
- Two bath/shower rooms
- Sealed unit double glazing
- Communal central heating
- Balance of 999 year lease (Share in freehold)
- No onward chain

Accommodation:

COMMUNAL ENTRANCE

HALLWAY

LIVING / DINING ROOM
22'3" (6.78m) x 10'8" (3.25m)

FITTED KITCHEN
12'9" (3.89m) x 6'0" (1.83m)

BEDROOM 1
13'7" (4.14m) x 9'6" (2.9m)

EN-SUITE BATHROOM / WC

BEDROOM 2
9'1" (2.77m) x 6'4" (1.93m)

SHOWER ROOM / WC

LEASE:
996 remaining

MAINTENANCE:
£868.00 per quarter which includes water, sewage rates and communal central heating

GROUND RENT:
Nil

PETS:
Allowed

SUB-LETTING:
Allowed

COUNCIL TAX:
Band `E`

EPC:
`C`

(All details concerning the terms of the Lease & outgoings are subject to verification)



Approx Gross Internal Area
67 sq m / 726 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk