



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

Price £210,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A very well presented two bedroom first floor flat forming part of an exclusive Berkeley Court development just behind Eastbourne seafront close to theatres, Towner gallery, seafront and town centre. This pleasant apartment is considered to be in excellent decorative order and enjoys accommodation comprising communal entrance with stairs and passenger lift to the first floor, private entrance hall, spacious double aspect sitting/dining room, kitchen with comprehensive range of work surface and matching wall and base units, two good size bedrooms with bedroom one boasting a modern en-suite shower room/wc and there is a further shower room/wc located off the hallway. The property has further benefits including double glazing and gas central heating. This property is conveniently located just a stones throw from the picturesque seafront and opposite a number of well renowned theatres. There are a number of cafes and restaurants nearby and Eastbourne town centre and train station are a short walk away.







## At a Glance:

- Well presented two bedroom first floor flat
- Just off seafront
- Close to theatres, cafes and restaurants
- Spacious sitting/dining room
- Remainder of a 999 year lease
- Kitchen
- Shower room/wc
- Modern en-suite shower room/wc
- Walking distance to town centre and train station

## Accommodation:

**COMMUNAL ENTRANCE HALL  
STAIRS & LIFT TO FIRST FLOOR**

**PRIVATE ENTRANCE HALL**

**SITTING / DINING ROOM**  
23'2" (7.06m) Max x 11'0" (3.35m)

**KITCHEN**  
12'8" (3.86m) x 6'3" (1.91m)

**BEDROOM 1**  
21'1" (6.43m) x 9'5" (2.87m) max into door recess

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**  
9'4" (2.84m) x 6'6" (1.98m)

**SHOWER ROOM**

## LEASE:

remainder of a 999 year Lease (Share of Freehold)

## MAINTENANCE:

£650.62 per quarter which includes water & heating plus £167.00 per quarter into a reserve fund

## PETS:

allowed

## SUB-LETTING:

allowed

## COUNCIL TAX:

Band 'E'

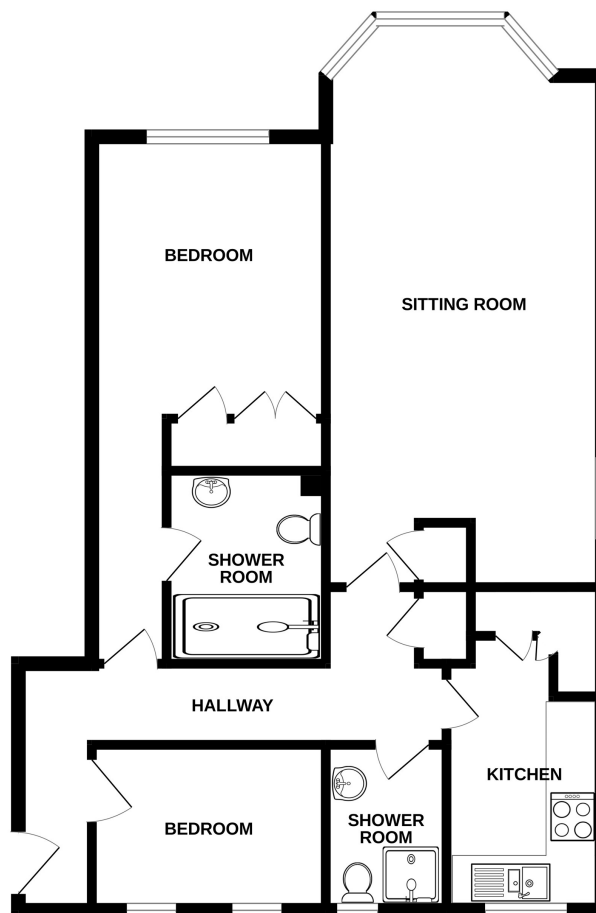
## EPC:

'C'

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



GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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