


Leasehold - Share of Freehold

£229,950

 2 Bedroom

 1 Reception

 2 Bathroom



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

A well presented two bedroom ground floor apartment forming part of this prestigious development off Eastbourne seafront. Being offered CHAIN FREE the flat benefits from a bay windowed lounge/dining room with views over Wilmington Square and towards the sea, a fitted kitchen with integrated appliances, spacious bathroom, separate shower room and an allocated parking space. An internal inspection comes highly recommended.



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Eastbourne, BN21 4DX

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Main Features

- Purpose Built
- 2 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom
- Shower Room
- Allocated Parking
- CHAIN FREE

Entrance

Communal entrance with video security entryphone system. Ground floor private entrance door to –

Hallway

Radiator. Video entryphone handset. Airing cupboard housing hot water cylinder. Two built-in cupboards. Coved ceiling.

Lounge/Dining Room

22'11 x 10'9 (6.99m x 3.28m)

Radiator. Corniced ceiling. Television point. Feature fireplace with inset electric fire. Double glazed bay window to front aspect with views over Wilmington Square and towards the sea.

Fitted Kitchen

11'1 x 6'3 (3.38m x 1.91m)

Range of white fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Built-in electric hob with extractor cooker hood and eye level oven. Part tiled walls. Radiator. Double glazed window to rear aspect.

Bedroom 1

10'9 x 9'6 (3.28m x 2.90m)

Radiator. Coved ceiling. Fitted wardrobes with mirrored doors. Double glazed window to front aspect with views over Wilmington Square and towards the sea.

Bedroom 2

8'2 excluding door recess x 7'7 (2.49m excluding door recess x 2.31m)

Fitted wardrobe with frosted glass. Double glazed window to rear aspect.

Shower Room

Suite comprising shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan.

Bathroom

Coloured suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Bidet. Part tiled walls. Radiator. Extractor fan.

Outside

The flat has an allocated parking space (No. 16) and a private lock-up storage cupboard situated at the end of the communal hallway.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation.

Maintenance: £2590 per annum to include gas heating, water rates and buildings insurance.

Lease: 125 years from 1990. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.