



TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

2 Bathroom

**Guide Price
£230,000 - £240,000**



46 Berkeley Court, 1-9 Wilmington Square, Eastbourne, BN21 4DX

GUIDE PRICE £230,000 - £240,000

Located on the fifth floor of a well maintained favoured purpose built development, this attractive apartment offers spacious and well planned accommodation throughout. The property comprises two double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom enjoying sea views and a newly fitted en-suite. The flat also features a fitted kitchen and a bright L-shaped lounge, which allows ample space for both seating and a separate dining area, while also enjoying sea views. The property is offered CHAIN FREE and is serviced by a lift to all floors. The position is ideal, being just a stone's throw from the beach and conveniently located adjacent to the town centre, theatres and international tennis courts. Further benefits include an allocated and secure parking space, making this an excellent opportunity for those seeking a coastal home or holiday retreat in a prime and highly sought after location.

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1-9 Wilmington Square,
Eastbourne, BN21 4DX**

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Main Features

- Well Presented West Town Centre Apartment With Views Towards The Sea
- 2 Bedrooms
- Fifth Floor
- L-Shaped Lounge/Dining Room
- Fitted Kitchen
- En-Suite Bath & Shower Room/WC
- Shower Room/WC
- Double Glazing & Gas Central Heating
- Under Cover Allocated Parking Space
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs and lift to 5th floor private entrance door to -

Hallway

Radiator. Airing cupboard and storage cupboard.

L-Shaped Lounge/Dining Room

21'3 x 11'10 (6.48m x 3.61m)

Radiator. Electric fireplace. Double glazed windows to front aspect with views towards the sea.

Fitted Kitchen

10'5 x 8'5 (3.18m x 2.57m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob. Extractor cooker hood. 'Eye' level electric oven. Integrated fridge/freezer and washing machine. Dishwasher (included). Floor level heater. Double glazed window to rear aspect with views towards the sea.

Bedroom 1

12'11 x 11'10 (3.94m x 3.61m)

Radiator. Fitted wardrobe. Double glazed window to front aspect with views towards the sea. Door to -

En-Suite Bath & Shower Room/WC

Newly fitted suite with matching fittings. Comprising panelled bath. Large shower cubicle with curved door. Low level WC. Wash hand basin set in vanity unit.

Extractor fan.

Bedroom 2

10'10 x 7'1 (3.30m x 2.16m)

Radiator. Array of fitted storage. Double glazed window to rear aspect with views towards the sea.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Extractor fan. Radiator.

Parking

The flat benefits from an under cover allocated parking space.

EPC = C

Council Tax Band = F

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: N/A

Maintenance: £720 per quarter. The board of directors have just agreed to charge an additional fee of £330 per quarter in order to build up the reserve fund

Lease: 999 years from 2021. 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.