TOWN FLATS

01323 416600

Leasehold - Share of Freehold

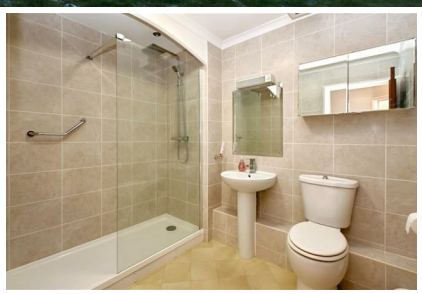
2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£185,000 - £210,000









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

*** GUIDE PRICE £185,000 - £195,000 ***
Ideally positioned just a stone's throw from Eastbourne's Seafront, this bright and generously proportioned two bedroom flat enjoys a delightful sunny aspect and well balanced accommodation throughout. The property features a spacious lounge/dining room, offering plenty of room for both relaxation and entertaining, with natural light enhancing the welcoming feel of the space. The well appointed kitchen is fitted with a range of units and provides ample worktop and storage space. Both bedrooms benefit from built in wardrobes, with the added benefit of two shower rooms/WC's providing convenience and flexibility, ideal for guests or sharers. Further benefits include allocated parking, a valuable feature in this prime coastal location. Situated within easy reach of the seafront promenade, local shops, restaurants and transport links, this property would make an excellent main residence, second home or investment opportunity.

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

Leasehold - Share of Freehold

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Main Features

- Spacious Seafront Apartment Just Yards From Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- 2 x Shower Room/WC's
- Double Glazing
- Communal Heating
- Secured Allocated Parking Space

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

Hallway
Radiator. Entryphone handset. 2 storage cupboards and airing cupboard.

Bay Windowed Lounge/Dining Room
22'8 x 10'10 (6.91m x 3.30m)
2 Radiators. Double glazed bay window to front, Westerly aspect with views over Wilmington Square towards the sea.

Fitted Kitchen
12'10 x 6'3 (3.91m x 1.91m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Electric hob & extractor cooker hood above. Eye level double electric oven. Extractor. Integrated fridge/freezer. Plumbing and space for washing machine Partly integrated dishwasher. Radiator. Double glazed window.

Bedroom 1
10'3 x 9'5 (3.12m x 2.87m)
Radiator. Built-in wardrobes. Double glazed window to front aspect.

Bedroom 2
8'0 x 7'5 (2.44m x 2.26m)
Radiator. Built-in wardrobes. Double glazed window to rear aspect.

1st Shower Room/WC
Suite comprising large shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Fully tiled. Radiator. Extractor fan.

2nd Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Pedestal wash hand basin. Shaver point. Radiator. Extractor fan. Part tiled walls.

Parking
Secured 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: £682.70 paid per quarter which includes water rates plus £312 per quarter for a contribution into sinking 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.