

12A The Garden Court,
15 Devonshire Place,
Eastbourne, BN21 4BZ

Leasehold - Share of Freehold

£365,000



2 Bedroom 1 Reception 2 Bathroom

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.

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Situated within the highly sought after and characterful Garden Court on prestigious Devonshire Place, this exceptional two double bedroom hall floor apartment combines elegant period charm with beautifully appointed contemporary interiors, all within moments of Eastbourne's picturesque seafront. Immaculately maintained and thoughtfully enhanced by the current owners, the apartment offers spacious, light filled accommodation throughout. Striking large bay windows to both the principal bedroom and the impressive lounge/dining room flood the living spaces with natural light while showcasing the property's attractive period proportions. The beautifully refitted kitchen has been designed with both style and practicality in mind, featuring a comprehensive range of integrated appliances, an instant hot water tap and a waste disposal system, creating a superb space for modern living. Both generous double bedrooms benefit from their own en-suite facilities, while an additional separate WC provides added convenience for guests. Further enhancing the appeal of this outstanding home are secure gated undercroft parking, well maintained communal gardens and the considerable advantage of a share of the freehold. Perfectly positioned within easy walking distance of Eastbourne's award winning seafront, theatre district, boutique shops, cafés and restaurants, together with the mainline railway station offering excellent links to London and beyond, this is a rare opportunity to acquire a distinguished period apartment in one of the town's most desirable residential addresses.

Main Features

- Immaculately Presented Apartment In Highly Sought After Central Location
- Elegant Two Double Bedroom Hall Floor Apartment
- Spacious Lounge/Dining Room With Large Bay Window
- Stylish Refitted Kitchen With Integrated Appliances
- Two Double Bedrooms, Both With En-Suite Facilities
- Separate Guest Cloakroom
- Secure Gated Undercroft Parking
- Beautifully Maintained Communal Gardens
- Walking Distance To The Seafront, Town Centre & Railway Station
- Share Of The Freehold

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Entryphone handset. Radiator. Cupboard. Airing cupboard. Lighting on sensor.

Cloakroom
Low level WC with concealed cistern. Wash hand basin with mixer tap set in vanity unit with marble surface and cupboards below. Heated towel rail. Extractor fan.

Bedroom 2
14'10 x 8'7 (4.52m x 2.62m)
Radiator. Built-in wardrobe. Window. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle with wall mounted shower. Wash hand basin with mixer tap set in vanity unit. Low level WC. Storage cupboard. Heated towel rail. Extractor fan. Tiled walls. Frosted double glazed window.

Bay Windowed Bedroom 1
15'3 x14'6 (4.65m x4.42m)
Radiator. Range of built-in wardrobes. Secondary glazed bay window. Door to -

En-Suite Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and shower attachment. Low level WC. Wash hand basin with mixer tap set in vanity unit with cupboard under. Tiled walls. Heated towel rail. Extractor fan.

Bay Windowed Lounge/Dining Room
20'10 x 15'0 (6.35m x 4.57m)
2 Radiators. Shelved alcove. Secondary glazed bay window. Further secondary glazed window. Door to -

Fitted Kitchen
13'10 x 13'3 (4.22m x 4.04m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink with waste disposal unit & hot water tap. Built-in induction hob with ducted cooker hood over. Integrated dishwasher. Eye level Neff oven and microwave. Samsung Fridge/freezer. Cupboard housing washing machine and tumble dryer. Pull out unit housing bins. 2 windows with fitted electric blinds.

Outside
Well maintained communal gardens.

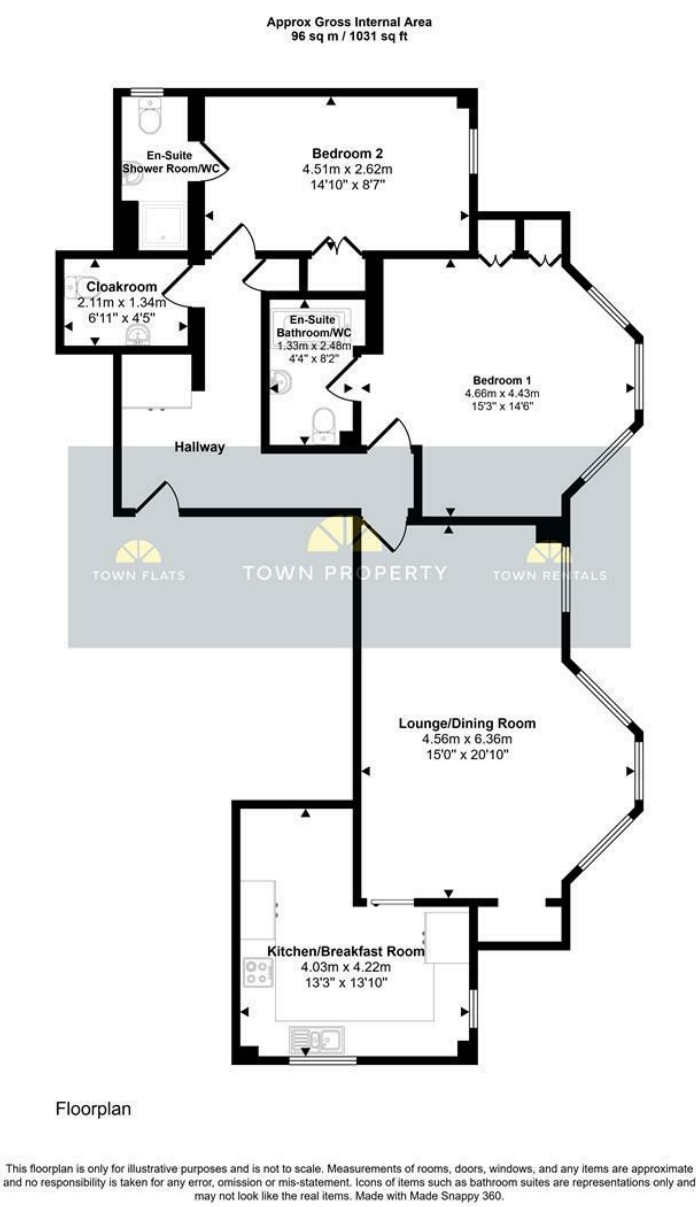
Parking
Allocated undercroft parking space with storage cupboard. Also visitors parking is available on a first come first served basis.

Other Details
The block was recently cabled for EE Fast fibre and this is already installed in this apartment.

The gas boiler and hot water cylinder were renewed last October and have HIVE control.

EPC = C

Council Tax Band = E



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: £2800 per annum
Lease: 999 years from 1998. We have been advised of the lease term, we have not seen the lease