

21 Pearl Court  
Cornfield Terrace  
Eastbourne, BN21 4AA

Leasehold - Share of Freehold

Guide Price  
£300,000 - £350,000



3 Bedroom 2 Reception 1 Bathroom



TOWN FLATS

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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.



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\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*

Situated within the iconic Art Deco Pearl Court, this charming three bedroom apartment offers a rare opportunity to own a piece of Eastbourne's architectural heritage. Originally built in the 1930s to accommodate employees of Pearl Assurance, the building has retained its period charm while benefiting from ongoing, thoughtful management. Located on the hall floor, the apartment provides a spacious and well balanced layout, featuring three bedrooms, including a principal bedroom with a shower cubicle and two reception rooms that create inviting living and dining areas. A fitted kitchen, separate WC and private balcony complete the internal accommodation. Additional benefits include a separate storage area in the basement, and a share of the freehold within a well maintained and efficiently run building whilst also being sold chain free. Positioned conveniently between Eastbourne seafront and the mainline train station, the property is within close proximity to local theatres, shops, restaurants and other amenities, ideal for both full time residence or a stylish coastal retreat.

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**Main Features****Spacious & Well Presented**

Town Centre Apartment

**3 Bedrooms****Hall Floor****Lounge****Entrance**

Communal entrance with security entry phone system. Private hall floor entrance door to -

**Hallway**

Column style radiator. Part tiled, part original parquet flooring. 3 large storage cupboards. Entryphone handset.

**Lounge**

15'9 x 14'0 (4.80m x 4.27m )

Electric fireplace. Original parquet flooring. 2 double glazed windows to front aspect.

**Dining Room**

15'11 x 12'1 (4.85m x 3.68m )

Column style radiator. Feature fireplace. Original parquet flooring. 2 double glazed windows to front aspect.

**Fitted Kitchen**

10'11 x 8'6 (3.33m x 2.59m )

Range of fitted wall and base units. Worktop with inset one &amp; a half bowl single drainer sink unit and mixer tap. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Inset electric hob with extractor cooker hood above. Eye level double electric oven. Fire escape door. Column style radiator. Double glazed window to rear aspect.

**Cloakroom**

Low level WC with hidden cistern. Wash hand basin on vanity unit. Double glazed window to rear aspect.

**Covered Balcony**

5'2 x 5'0 (1.57m x 1.52m )

Double glazed patio style doors.

**Bedroom 1**

16'0 x 12'0 (4.88m x 3.66m )

Column style radiator. Original parquet flooring. Shower cubicle. 2 double glazed windows to front aspect.

**Bedroom 2**

14'6 x 11'5 (4.42m x 3.48m )

Column style radiator. Original parquet flooring. Built-in wardrobe. Wash hand basin. 2 double glazed windows to front aspect.

**Bedroom 3**

10'11 x 6'10 (3.33m x 2.08m )

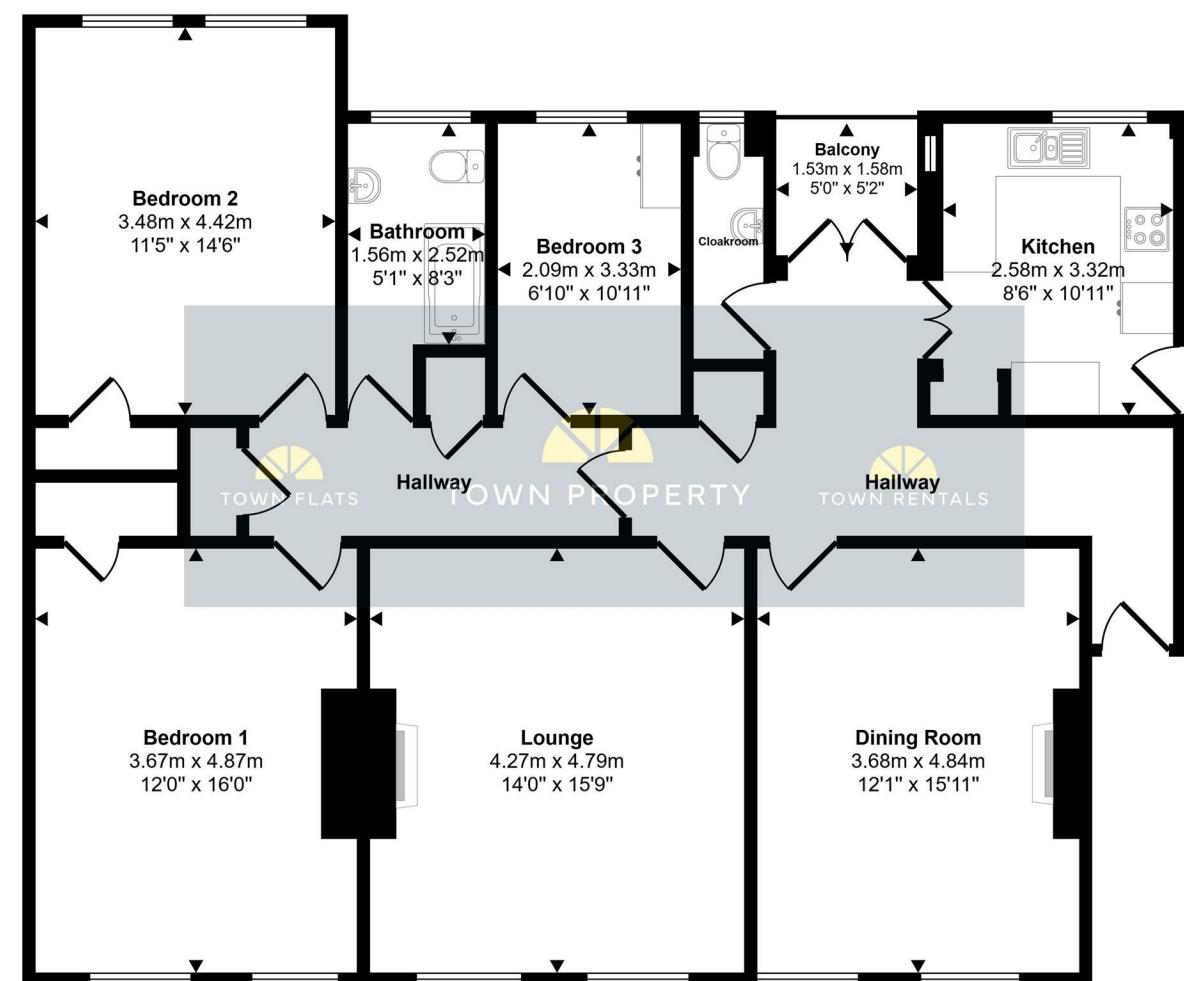
Column style radiator. Original parquet flooring. Fitted wardrobe. Wash hand basin. 2 double glazed windows to rear aspect.

**Bathroom/WC**

Suite comprising 'p' shaped bath with shower over. Wash hand basin on vanity unit. Low level WC. Heated towel rail. Double glazed window to rear aspect.

EPC = C

Council Tax Band = D

Approx Gross Internal Area  
122 sq m / 1316 sq ft

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Details on request**

**Lease: 999 years from 1998. We have been advised of the lease term, we have not seen the lease**