21 Pearl Court **Cornfield Terrace** Eastbourne, BN21 4AA Leasehold - Share of Freehold

Guide Price £350,000 - £370,000















3 Bedroom



2 Reception



1 Bathroom









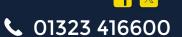


We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an 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 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

Communal entrance with security entry phone system. Private hall floor

entrance door to -· Spacious & Well Presented

Town Centre Apartment

Hallway

• 3 Bedrooms

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

Lounge Hall Floor

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

Electric fireplace. Original parquet flooring. 2 double glazed windows

to front aspect.

Dining Room

Fitted Kitchen

Lounge

Dining Room

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

Column style radiator. Feature fireplace. Original parquet flooring. 2 Bathroom/WC

double glazed windows to front aspect.

 Separate Cloakroom Fitted Kitchen

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

 Double Glazing Range of fitted wall and base units. Worktop with inset one & a half

bowl single drainer sink unit and mixer tap. Plumbing and space for CHAIN FREE 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



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

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