



# TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



1 Bathroom

## £255,000



### 3 Hampden Court, Wilmington Square, Eastbourne, BN21 4EA

A two bedroom split level flat enviably located just moments from Eastbourne's seafront, enjoying lovely coastal views to the East. Set within the sought after Hampden Court, the property offers spacious and bright accommodation arranged over two levels, creating a sense of space and character throughout. Large windows allow natural light to flood the living areas while perfectly framing the sea outlook, making this an ideal home for those seeking both comfort and a coastal lifestyle. The well proportioned bedrooms and versatile layout suit a range of buyers, from owner occupiers to investors. Hampden Court is ideally positioned for easy access to Eastbourne's theatres, a wide selection of local shops, cafés & restaurants and is just a short walk from the town centre & the mainline railway station, offering excellent connections beyond the coast.



[www.town-property.com](http://www.town-property.com)



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Wilmington Square,  
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Main Features

- Split Level Apartment Yards From Eastbourne Seafront With Easterly Coastal Views
- 2 Bedrooms
- Third (Top) Floor
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Bathroom/WC
- Double Glazing
- Walking Distance From Local Theatres & Town Centre

Entrance

Stairs to communal entrance with security entry phone system. Communal hallway with stairs to third floor private entrance door to -

Hallway

Radiator. Entryphone handset. Cupboard housing washing machine. Further built-in cupboard. Laminate flooring. Double glazed window to rear aspect.

Bay Windowed Lounge/Dining Room

18'3 x 13'3 (5.56m x 4.04m)  
Radiator. Double glazed bay window to front aspect. Opening to -

Fitted Kitchen

13'7 x 7'4 (4.14m x 2.24m)  
Range of fitted wall and base units. Worktop with inset single one & a half bowl drainer sink unit and mixer tap. Inset gas hob and electric oven under. Extractor cooker hood. Integrated dishwasher and fridge/freezer. Double glazed window to front aspect.

Bedroom 1

12'10 x 8'10 (3.91m x 2.69m )  
Radiator. Built-in storage. Double glazed window to rear aspect.

Stairs Down To:

Bathroom/WC

White suite comprising 'P' bath with chrome mixer tap, shower over and shower screen. Low level WC. Wall mounted wash hand basin with mixer tap. Heated towel rail. Window to rear aspect.

Bedroom 2

10'11 x 7'9 (3.33m x 2.36m)  
Radiator. Built-in storage. Double glazed window to rear aspect.

EPC = C

Council Tax Band = B

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: £75 per annum**  
**Maintenance: As & when required**  
**Lease: We have been advised that the flat will be sold with a new 999 year 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.