



TOWN FLATS



01323 416600

Leasehold - Share of Freehold

Offers Over £300,000



3 Bedroom



1 Reception



2 Bathroom



6 Beltry Court, Devonshire Place, Eastbourne, BN21 4AE

A luxuriously refurbished and exceptionally spacious hall floor apartment forming part of an impressive period building, ideally located just off Eastbourne's elegant seafront. This beautifully appointed home enjoys a share of freehold and is offered to the market chain free. The accommodation comprises three bedrooms and two stylish bathrooms, including an En-suite to the master. Meticulously renovated throughout, the apartment retains a wealth of original period features such as high ceilings, cornicing, ceiling roses, dado and picture rails - all seamlessly blended with contemporary finishes to create a home of timeless charm. Set within a prime location near Eastbourne's iconic Victorian promenade, the property is within easy reach of the town centre, the Beacon shopping and dining complex and excellent transport links including mainline rail services to London and Gatwick. Cultural and leisure amenities such as the Towner Art Gallery, Devonshire Park tennis and Eastbourne's theatres are all nearby, making this an outstanding opportunity for those seeking refined coastal living.



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info@townflats.com

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Devonshire Place,
Eastbourne, BN21 4AE

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Main Features

- Exceptionally Spacious Apartment
- Hall Floor
- 3 Bedrooms
- Dual Aspect Lounge
- Kitchen
- En Suite Shower Room/WC
- Bathroom/WC
- Close to Seafront
- Refurbished Throughout
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Flat on Hall floor. Private entrance door to-

Hallway

Column radiator. High ceilings. Decorative panelling with dado and picture rails.

Dual Aspect Lounge

20'8 x 19'8 (6.30m x 5.99m)
Two column radiators. Bioethanol fireplace. Picture rail. Panelled wall. Ceiling roses. Dual aspect with double glazed bay windows to front and side aspects.

Kitchen

9'9 x 8'11 (2.97m x 2.72m)
Fitted range of wall and base units, surrounding stone worktops with inset sink and mixer tap. Induction hob with extractor over. Eye level double electric oven. Space for fridge freezer. Integrated dishwasher and washing machine. Column radiator. Single glazed window and fire escape door to rear. Suspended ceiling with loft hatch (not inspected).

Bedroom 1

8'10 x 7'9 (2.69m x 2.36m)
Column radiator. Panelling. Picture rail. Double glazed window to side aspect.

En Suite Shower Room/WC

Shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Heated towel rail. Illuminated mirror. Extractor fan.

Bedroom 2

10'10 x 8'10 (3.30m x 2.69m)
Column radiator. Mezzanine sleeping area with fitted wardrobe below. Double glazed window to side aspect.

Bedroom 3

10'8 x 6'4 (3.25m x 1.93m)
Column radiator. Mezzanine sleeping area with fitted units below. Double glazed window to side aspect.

Bathroom/WC

'P' Shaped bath with shower screen and wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC with concealed cistern. Heated towel rail. Illuminated mirror. Frosted double glazed window.

COUNCIL TAX BAND = C

EPC = 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: £150 per month.
Lease: 999 Years from 1976. 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.