

2 bed apartment to buy in BN21

Wilmington Square, Eastbourne, East Sussex, BN21 4DX

£200,000 Starting Bid

x 2 x 1 x 1

Tenure

Share Of Freehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- DESIRABLE LOCATION JUST OFF EASTBOURNE SEAFRONT
- VIDEO ENTRY SYSTEM
- UPVC DOUBLE GLAZING
- EPC Rating B

Key Information

- Council Tax: Band F
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

44 BERKELEY COURT, 1-9 WILMINGTON SQUARE, LOWER MEADS, EASTBOURNE, BN21 4DX

A very well presented West facing 3rd floor apartment with a lift, sea views and gated parking.

SPACIOUS RECEPTION HALL

LOUNGE / DINING ROOM : FITTED KITCHEN

TWO BEDROOMS (1 WITH EN SUITE BATHROOM / SHOWER ROOM / WC)

2ND SHOWER ROOM / WC

GATED ALLOCATED SECURE PARKING SPACE

ASKING PRICE: £235,000 Includes a Share in the Freehold

* PRESTIGIOUS LOCATION JUST OFF THE SEAFRONT AND CLOSE TO THEATRES *

* BAY WINDOWS * 3RD FLOOR WITH PASSENGER LIFT & VIDEO SECURITY ENTRY SYSTEM *

* IMPRESSIVE LOUNGE / DINING ROOM WITH BAY WINDOW FEATURING SEA VIEWS *

* LOVELY EN SUITE BATHROOM / SHOWER ROOM / WC * 2ND SHOWER ROOM / WC *

* UPVC DOUBLE GLAZING * COMMUNAL CENTRAL HEATING SYSTEM * EPC = B *

44 BERKELEY COURT, 1-9 WILMINGTON SQUARE, EASTBOURNE, BN21 4DX

LOCATION:

The property enjoys a highly sought after and convenient location being just off Eastbourne seafront, close to The Wish Tower and also close to Devonshire Park with its variety of theatres, art galleries and nearby local shopping facilities. The town centre with its extensive shopping facilities including the recently extended Beacon Shopping Centre with new cinema, famous Victorian pier and the mainline railway station (London, Victoria approximately 80 minutes) is approximately a ¼ of a mile away.

ACCOMMODATION:

Communal main front entrance door with video security entry-phone system leads to the communal hall with motion sensor lighting. Passenger lift or stairs lead up to the 3rd floor landing. Part glazed inner doors. Private door with spyhole to:

RECEPTION HALL: Approximately 19'9 x 6'5 max.

Attractive Karndean type tiled floor. Video entry phone handset. Coved ceiling. Dado rail. Telephone point. Two ceiling lights. Large built-in storage cupboard. Large built-in airing cupboard with pre-lagged hot water cylinder with immersion heater and slatted shelving. Radiator. Doors lead to all the principle rooms.

LOUNGE / DINING ROOM: (front) Approximately 25'8 x 11'9.

Attractive feature fire surround with marble insert and hearth. Two radiators. Ornate coving. Two ceiling lights, each with ornate ceiling rose. Wall lights. TV point. Satellite point. Digital room thermostat / time-clock programmer. Wide triple aspect bay with three large UPVC double glazed windows providing an impressive sea view and pleasant views over Wilmington Square across to the South Downs.

FITTED KITCHEN: (rear) Approximately 10'4 x 8'5.

Contoured work-surface with inset one and a half bowl single draining sink unit with mixer tap, having cupboard and plumbing and space for a dishwasher under. Tall housing unit with integrated upright fridge and freezer, both behind matching concealing doors. Work-surface with inset ceramic hob, having two drawers, double cupboard, storage space and plumbing and space for a washing machine under. Adjoining work-surface with two drawers, double cupboard and storage space under. Tall housing unit with built-in stainless steel double oven, having cupboard above and below. Extensive range of wall cupboards incorporating glass fronted display units with built-in spotlights, open shelf display unit and a concealed cooker extractor hood. Cornice work to wall units. Attractive partly tiled walls and wood effect flooring. Built-in plinth warm air heater. Coved ceiling. Ceiling light and two further spotlights. Large UPVC double glazed window.

BEDROOM 1: (front) Approximately 13'1 x 11'7.

Range of stylish fitted furniture comprising two double wardrobes, an end shelf display unit and a range of overhead cupboards. TV point. Coved ceiling. Radiator. Telephone point. UPVC double glazed window with views over Wilmington Square and towards the South Downs. Door to:

IMPRESSIVE AND SPACIOUS EN SUITE BATHROOM / SHOWER ROOM / WC:

Stylish period style white suite comprising a panelled bath with Victorian style mixer tap with hand shower attachment, pedestal wash hand basin with mixer tap, low level flush WC unit and a separate fully tiled walk-in shower cubicle with fitted shower unit with concealed pipework. Attractive partly tiled walls and Karndean type tiled floor. Extractor fan. Fitted wall mirrors. Feature archway. Ceiling light and two recessed lights over the bath area. Fitted storage cupboards. Radiator ladder towel rail. Coved ceiling. Wall mounted strip light.

BEDROOM 2 / STUDY: (side) Approximately 11’0 plus door well x 7’0.

Large built-in double wardrobe with mirror fronted bi-fold doors. Radiator. Coved ceiling. Range of fitted overhead storage cupboards. Large UPVC double glazed window.

FAMILY SHOWER ROOM / WC:

Stylish period style white suite comprising a pedestal wash hand basin with mixer tap, low level flush WC unit and a fully tiled walk-in shower cubicle with fitted shower unit with concealed pipework. Dado rail with wall cladding below. Attractive Karndean type tiled floor. Coved ceiling. Extractor fan. Radiator. Ceiling light and wall mounted strip light.

GATED PRIVATE ALLOCATED OFF ROAD PARKING SPACE:

Located at the rear of the block.

LEASE: 999 Years and Includes a Share in the Freehold.

GROUND RENT: Nil.

MAINTENANCE: Approximately £2,900 per annum.

This includes water bills and a contribution to the communal central heating system*.

*A further heating contribution at the end of the year may be payable depending on your own personal use; the present vendor pays approximately £480.

Please Note: Appliances, heating and hot water systems have not been tested.

All measurements are approximate.

Purchasers must seek confirmation from their own solicitor with regards to the exact terms of the lease and the exact charges for any ground rent and maintenance.

Council Tax Band: F

Tenure: Share Of Freehold

Annual Service Charge Amount: £3,978.00

Price: Starting Bid £200,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

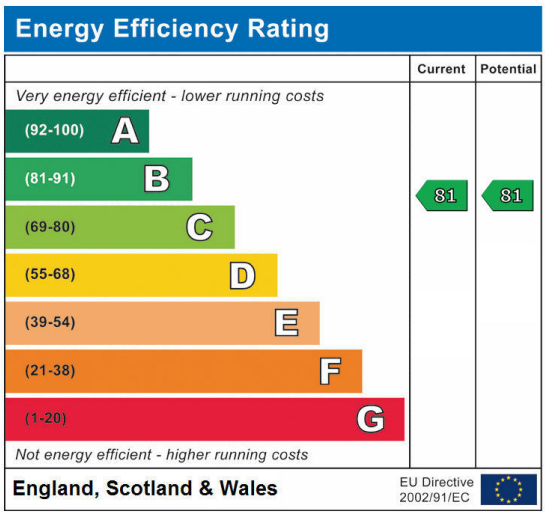
Water meter: No

Sewerage: Standard UK domestic

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Wilmington Square, Eastbourne, East Sussex, BN21 4DX

Contact your local branch today for more information on this property:

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