

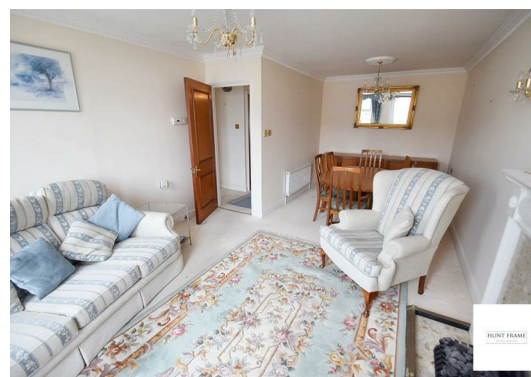


9 Berkeley Court Wilmington Square, Eastbourne, BN21 4DX

£260,000

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ENJOYING WONDERFUL SEA VIEWS from the fourth floor and with the rare benefit of a BALCONY, a two bedroom apartment available with no chain. Benefitting from a master bedroom with re-fitted EN-SUITE, second re-fitted shower room, re-fitted kitchen, share of freehold and an ALLOCATED PARKING SPACE.



Communal front door with video entry phone to:

Communal Entrance Hall, lift to fourth floor, front door to:

Entrance Hall

Video entry phone, airing cupboard, storage cupboard, radiator.

Lounge/Dining Room

20'8 x 11'7 (6.30m x 3.53m)
Feature ornamental fireplace, TV and satellite points, radiator, double glazed window to front providing sea views, double glazed door to :

Balcony

Enjoying fabulous direct sea views and a southerly aspect over Wilmington Square.

Kitchen/Breakfast Room

11'1 x 8'5 (3.38m x 2.57m)
Recently installed in a range of wall and base mounted cupboards and drawers. Work tops with inset and a half bowl stainless steel sink and single drainer unit with mixer tap. Built in eye level oven and four ring induction hob with extractor hood above. Integrated dishwasher, washing machine, fridge and freezer. Glass fronted display cabinets, built in wine rack, breakfast bar, double glazed window to rear.

Bedroom One

13'2 x 12 (4.01m x 3.66m)
Range of fitted wardrobes, radiator, double glazed window to front providing sea views. Door to:

En-Suite Bathroom

In a white suite comprising panelled bath with mixer tap and shower attachment, folding shower screen. Low level wc, bidet, vanity wash basin with cupboards below. Radiator, extractor fan, fitted mirror.

Bedroom Two

10'11 x 7'9 (3.33m x 2.36m)
Built in mirror fronted double wardrobe, radiator, double glazed window to rear.

Shower Room

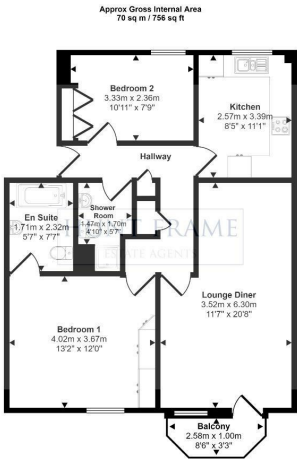
Re-fitted in a white suite comprising shower cubicle, vanity unit with low level wc and inset wash basin with cupboards below. Heated chrome towel ladder, electric light and shaver point.

Secure underground allocated parking space No. 9.

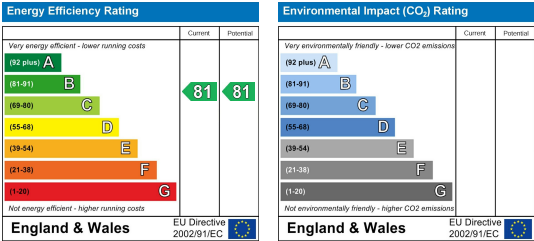
We are informed by our client that the term of lease is 999 years and the sale will include a Share of the Freehold.

As of February 2025 the maintenance charges are currently £817.62 per quarter which includes hot water and sewerage charges. Communal heating is charged £80 / every 6 months.

The managing agents are currently Wish Tower Management.
(All details concerning the terms of lease and outgoings are subject to verification).
Council tax band: F



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 misstatement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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