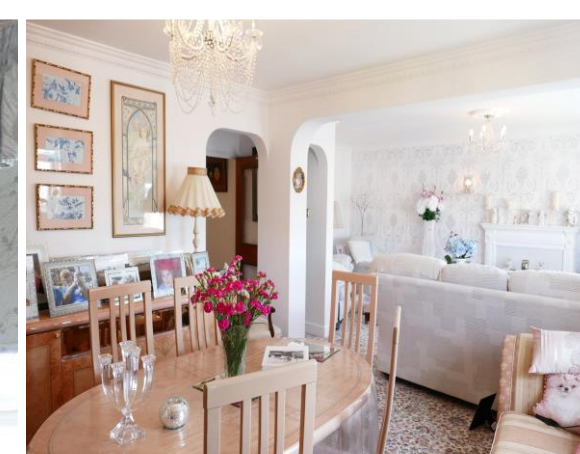




**Flat 38, Berkeley Court, 1-9 Wilmington Square,
Eastbourne, East Sussex, BN21 4DX
£465,000**

Rager & Roberts



Flat 38, Berkeley Court, 1-9 Wilmington Square, Eastbourne, BN21 4DX

A luxuriously appointed 3/4 bedroom purpose built apartment commanding views to the sea and downs and enviably located just off Eastbourne's west seafront.

passenger lift • large reception hall • large cloakroom/utility room • 25' sitting room • dining room • refitted kitchen/breakfast room
3 bedrooms including master suite with dressing area and refitted bathroom/wc • large shower room/wc
modern communal central heating system • double glazing • undercover garaging with gated access

Description

A luxuriously appointed 3/4 bedroom purpose built apartment commanding views to the sea and downs and enviably located just off Eastbourne's west seafront. One of the largest and finest apartments within this very sought after development, the property has been substantially improved in recent years and now features a luxuriously appointed kitchen/breakfast room and elegant bathrooms. Only an internal inspection will convey the high standard and particular appeal of this delightful apartment.

Location

Berkeley Court is enviably located just off Eastbourne's scenic seafront and within only a few hundred yards from the Congress Theatre with the facilities of the recently redesigned town centre just beyond. Facilities of the town centre include main line rail services to London Victoria and to Gatwick. Sporting facilities in the Eastbourne area include three principal golf courses and one of the largest sailing marinas on the south coast. The newly refurbished Congress Theatre affords high quality cultural activity with the Devonshire Park theatre also nearby. Glyndebourne is only a few miles distant and there are channel ferries from Newhaven.

Video/entry phone system to the communal entrance hall with passenger lift to the fifth floor landing with large storage cupboard and private front door to

Spacious Reception Hall with two radiators, large built in wardrobe/cloaks cupboard, large walk in shelved linen storage cupboard housing lagged water cylinder, additional storage cupboard and glazed double doors give access to

Large Cloakroom/Utility Room with wash basin and low level wc, range of fitted cupboards including worktop with inset stainless steel sink unit, plumbing for washing machine.

Spacious Sitting Room 25'4" x 16'7" (7.72m x 5.05m) reducing to 11'9" in the dining area and commanding glorious south westerly views toward the sea and the downs, handsome period style fire surround for electric fire, two radiators.

Dining Room 12' x 7'9" (3.66m x 2.36m) with radiator.

Refitted Kitchen/Breakfast Room 14'8" x 8'5" (4.47m x 2.57m) elegantly refurbished with extensive range of working surfaces with soft closing drawers and cupboards below and matching range of wall cabinets over, inset china double bowl sink unit with waste disposal unit and mixer tap, integrated appliances include the eye level CDA double oven and four ring ceran hob with matching filter hood over, Indesit dishwashing machine, eye level refrigerator and freezer unit, matching breakfast bar.

Master Bedroom suite comprising Bedroom 1 18'3" x 10'9" (5.56m x 3.28m) approximate measurements of the 'L' shaped room which also provides views to the sea and to the downs, radiator, built in dressing table unit and archway leading to

Dressing area with extensive range of mirror fronted wardrobe cupboards and door to

Refitted Bathroom with white suite comprising jacuzzi style panelled bath with mixer tap, wash basin with cupboards below, low level wc and bidet and heated towel rail, extractor fan and window.

Bedroom 2 10'6" x 9'7" (3.2m x 2.92m) excluding the depth of the range of mirror fronted built in wardrobe cupboards, view to the sea and the downs, radiator.

Bedroom 3/Study 12'10" x 7'9" (3.9m x 2.36m) with radiator.

Spacious Shower Room with large shower with wall mounted shower fittings and screen, wash basin and low level wc, heated towel rail, extractor fan.

Outside

To the rear of the property within the communal grounds and approached by an electronic gated system is the private under cover car parking bay.

Tenure Leasehold with a share of the Freehold

Lease 98 years (to be confirmed)

Maintenance £4,112.00 per annum including heating and water (to be confirmed)

TOWN CENTRE OFFICE

36 Cornfield Road
 Eastbourne BN21 4QH
 Tel: 01323 430133
 Fax: 01323 430144

OLD TOWN OFFICE


117 Green Street
 Eastbourne BN21 1RS
 Tel: 01323 419911
 Fax: 01323 641941

ALFRISTON

1 North Street
 Alfriston BN26 5UG
 Tel: 01323 871171
 Fax: 01323 430144

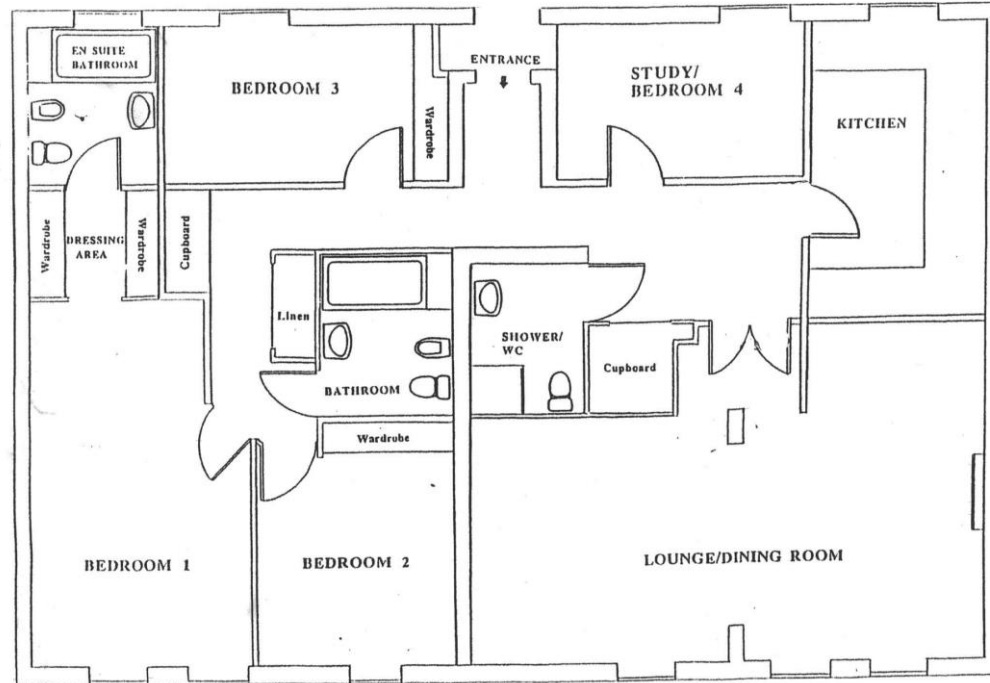
e-mail: sales@ragerroberts.co.uk

website: www.ragerroberts.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

38 BERKELEY COURT

COMPTON SUITE - 5TH FLOOR



LOUNGE/ DINING ROOM	25'7"
KITCHEN	8'7"
BEDROOM 1 (excl. Dressing Area)	11' x
BEDROOM 2	9'10"
BEDROOM 3	12'3"
BEDROOM 4/ STUDY	11'11"

8.2.96



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.