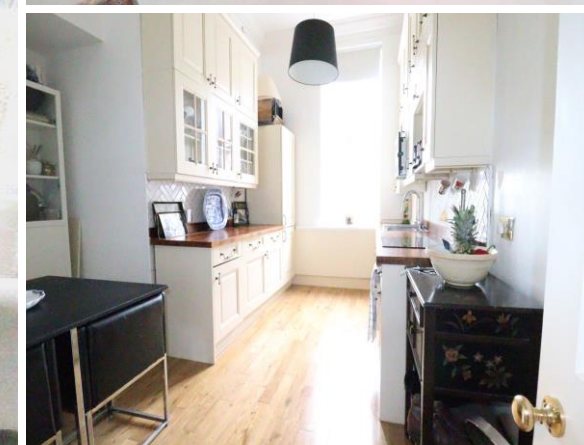
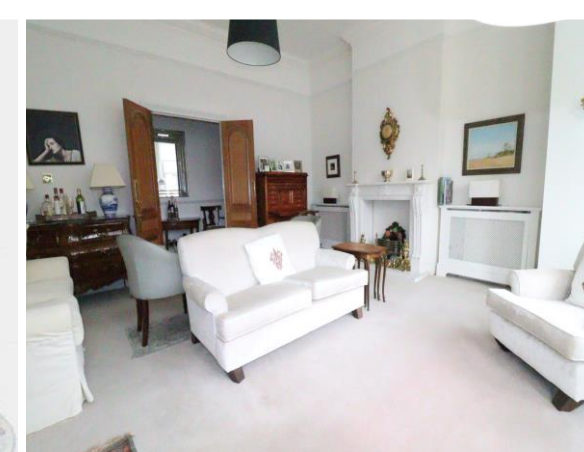
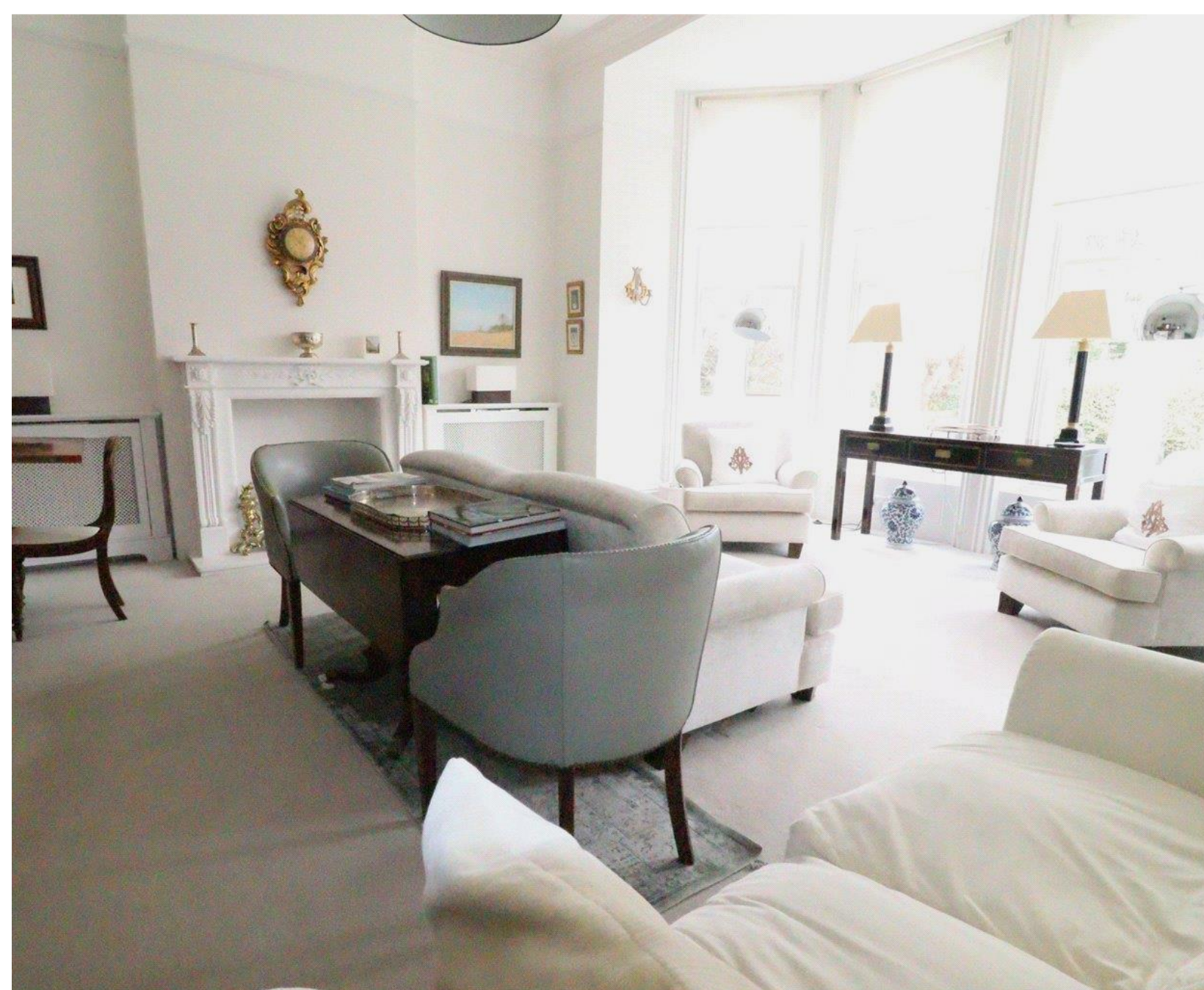




**Hall Floor Flat, 2 Sherwood Court,  
2 Devonshire Place, Eastbourne, BN21 4AD  
£225,000**

**Rager & Roberts**



**Hall Floor Flat, 2 Sherwood Court, Eastbourne, BN21 4AD**

# An unusually spacious and extremely elegant hall floor apartment within a fine Victorian house extremely well placed between the west side of the town centre and the seafront.

communal entrance hall • large private reception hall • 19'x17' spacious sitting/dining room  
• 13' kitchen/breakfast room • large double bedroom • bathroom with wc • gas fired central heating • communal gardens

## Description

An unusually spacious and extremely elegant hall floor apartment within a fine Victorian house extremely well placed between the west side of the town centre and the seafront. Only an internal inspection will convey the high appeal and quality of this outstanding property which has been substantially and tastefully improved in recent years.

## Location

Sherwood Court is one of the most handsome of Victorian buildings in Devonshire Place and is enviably located within easy reach of the shopping facilities of the west side of the town centre as well as Eastbourne's fine Victoria seafront. With local theatres and a wide range of amenities nearby the property is also well placed for the railway station offering main line services to London Victoria and to Gatwick. There are three principal golf courses in the Eastbourne area and one of the largest sailing marinas on the south coast. The scenic downland countryside of the South Downs National Park is just to the west.

The property is approached by the handsome front entrance with entry phone system and

**Communal Entrance Hall** with private front door to

**Spacious Reception Hall** with 2 radiators, large built in storage cupboard.

**Spacious Sitting/Dining Room** 19'5"x17'10" (5.92mx5.44m) with attractive southerly garden aspect from the fine bay window, handsome period style marble fire surround for electric fire, 2 concealed radiators

**Kitchen/Breakfast Room** 13'10"x12'4" (4.22mx3.76m) approximate maximum measurements of the L shaped room into the dining recess, range of solid oak working surfaces with drawers and cupboards below and matching range of wall cabinets over, inset stainless steel double bowl sink unit with mixer tap, integrated electric oven with four ring electric hob, integrated eye level refrigerator with freezer below, dishwasher and washing machine, concealed gas fired boiler.

**Large double Bedroom** 15'2"x15'2" (4.62mx4.62m) with radiator, range of fitted wardrobe cupboards, 2 radiators.

**Large Bathroom** with white suite comprising panelled bath with mixer tap and multi jet shower system over, pair of wash basins with cabinets and drawers below, low level wc, heated towel rail, tiled floor, window.

## Outside

There are areas of communally maintained gardens flanking Sherwood Court.

**NB.** Car parking permits are available for residents for parking in Devonshire Place. From time to time there may be the opportunity of renting one of the garages which stand adjacent.

**Tenure** We are advised that the property is held Leasehold with a share in the Freehold

**Maintenance** Approximately £2,000 pa (to be confirmed)

**Lease** Approximately 145 years remaining (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

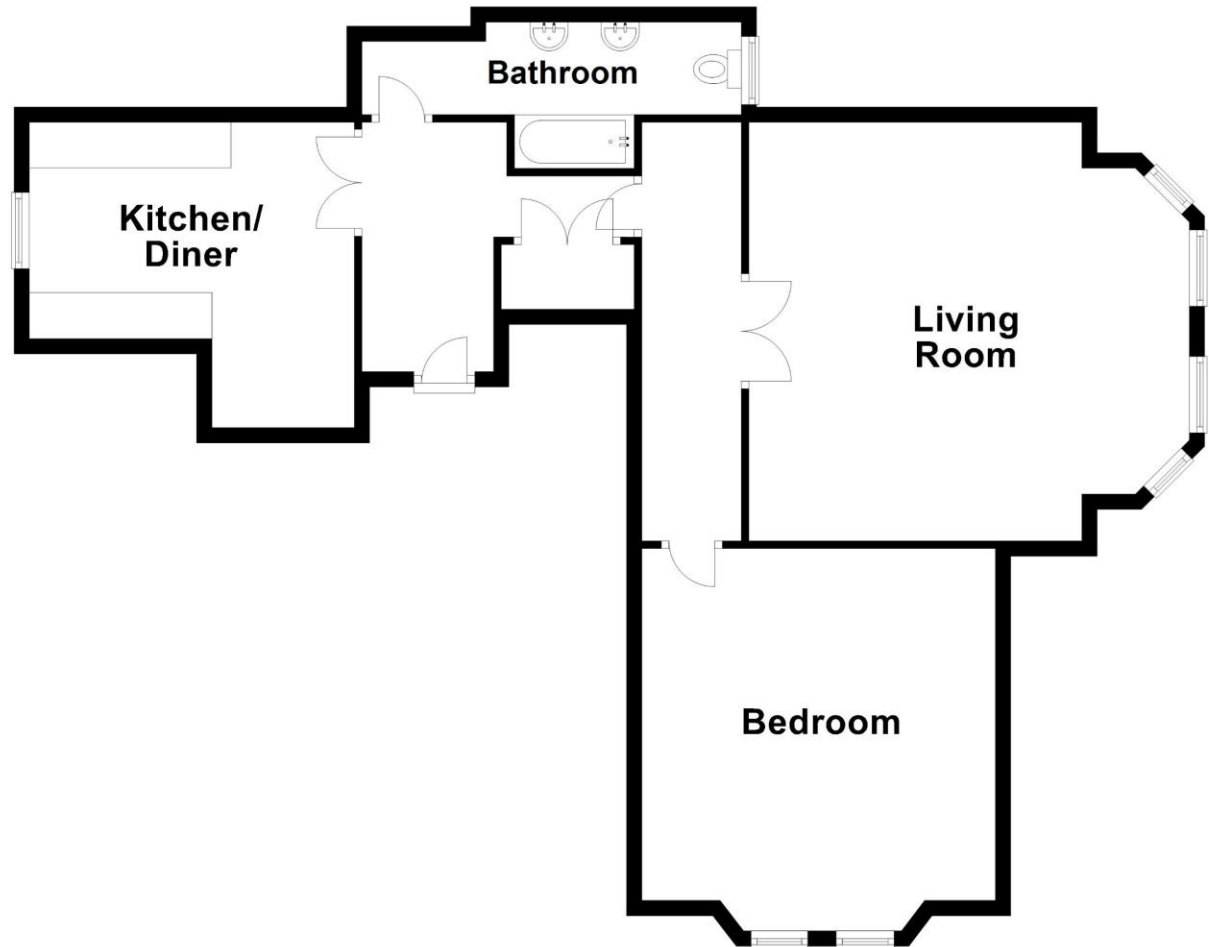
**e-mail:** [sales@ragerroberts.co.uk](mailto:sales@ragerroberts.co.uk)

**website:** [www.ragerroberts.co.uk](http://www.ragerroberts.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Ground Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.1 sq. feet)  
For illustration purposes only - not to scale



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.