



**Flat 7, Sherwood Court, 2 Devonshire Place,  
Eastbourne, BN21 4AD  
£179,950**

**Rager & Roberts**

## A superbly located and beautifully refurbished West Town Centre second floor apartment.

entrance hall • 20' sitting room • refurbished kitchen • 20' bedroom  
luxuriously refitted shower room • newly installed electric heating system • double glazing.

### 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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	70
(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	

### Description

A superbly located and beautifully refurbished West Town Centre second floor apartment. This remarkably spacious apartment occupies the top floor of this elegant Victorian house between the seafront and town centre. The accommodation has been significantly and tastefully improved and an inspection will convey its high merit.

**Vacant possession available at an early date.**

### Location

Sherwood Court is enviably located between the west side of the town centre and the seafront and most conveniently placed for all the amenities of the town. The town centre is enhanced by its new Beacon shopping centre and there are main line rail services to London Victoria and to Gatwick. Sporting facilities in the Eastbourne area include 3 principal golf courses and one of the largest sailing marinas on the south coast and wonderful recreational opportunity on the south downs just to the west of the town.

With entry phone system and front door to

**Communal Entrance Hall** with staircase rising to the second floor landing.

**Entrance Hall** with cupboard housing Instinct hot water system for radiators and hot water.

**Sitting Room** 20'x10'7" (6.1mx3.23m) reducing due to the partly sloping ceiling, radiator and south westerly views toward the downs.

**Kitchen** 10'x9' (3.05mx2.74m) reducing due to sloping ceilings and recently refurbished with extensive range of solid oak working surfaces with drawers and cupboards below and matching wall cabinets, stainless steel one and a half bowl sink unit with mixer tap, integrated appliances include the Lamona electric oven with four ring electric hob, Indesit washing machine, radiator.

**Large Double Bedroom** 20'8"x10'4" (6.3mx3.15m) into the window bay and reducing partly due to the sloping ceiling, under eaves storage space, radiator and view toward the downs.

**Spacious refurbished Shower Room** with large shower with wall mounted shower fittings and shower screen, wash basin with cabinet below, low level wc, heated towel rail, tiled floor, inset ceiling lighting, extractor fan, tile flooring and part tiled walls.

**Tenure** We are advised that the property is held Leasehold

**Lease** Approximately 145 years remaining (to be confirmed)

**Maintenance:** Approximately £2,300.00 pa (to be confirmed)

**Ground Rent:** Approximately £75 pa (to be confirmed)

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.