



The Garden Court, Flat 3 Devonshire Place,
Eastbourne, BN21 4BZ
£400,000

RAGER & ROBERTS

ESTATE AGENTS & VALUERS



Flat 3 The Garden Court, Devonshire Place, Eastbourne, East Sussex, BN21 4BZ

A beautifully presented and extremely spacious 3 bedroom first floor apartment within only several hundred yards of the seafront and town centre.

passenger lift ♦ large entrance hall ♦ magnificent sitting/dining room ♦ westerly balcony ♦ kitchen/breakfast room
master bedroom suite with bathroom ♦ 2 further bedrooms ♦ shower room/wc ♦ gas fired central heating and double glazing ♦ garaging

Description

A beautifully presented and extremely spacious 3 bedroom first floor apartment within only several hundred yards of the seafront and town centre.

This elegantly appointed apartment is enviably situated within this exclusive development built in recent years by a London developer. With a magnificent 28' x 19' sitting dining room the property is one of the finest examples of its type we have seen recently and an inspection is strongly recommended.

Location

Approached from Compton Street The Garden Court is superbly located within several hundred yards of the west side of the town centre and the seafront with the theatres is also within reach.

Sporting facilities within the Eastbourne area include 3 principal golf courses and there are main line rail services from Eastbourne to London Victoria and to Gatwick.

Entrance Hall

with video entry phone, built in cloaks cupboard, built in linen storage cupboard with hot water cylinder, radiator, double doors communicate with

Magnificent Sitting/Dining Room

28' 0" x 19' 1" (8.53m x 5.82m) into the dining recess and commanding a fine double aspect, handsome fire surround, 2 radiators.

Kitchen/Breakfast Room

12' 4" x 9' 1" (3.76m x 2.77m) and fitted with extensive range of working surfaces with one and a half bowl sink unit with mixer tap, range of drawers and cupboards below and matching wall cabinets over, integrated appliances include the eye level double oven and grill, electric hob and filter hood, further integrated appliances include the fridge/freezer, washing machine and dishwasher, wall mounted gas fired boiler, Amtico flooring.

Master Bedroom suite comprising Bedroom 1

16' 2" x 15' 4" (4.93m x 4.67m) into the bay window and including the depth of the range of fitted wardrobe cupboards, radiator, door to

en suite Bathroom

with white suite comprising panelled bath with mixer tap and shower fitting, wash basin in vanity unit with cupboards below, bidet, low level wc, fully tiled walls, heated towel rail.

Bedroom 2

13' 1" x 9' 1" (3.99m x 2.77m) with built in wardrobe cupboards, radiator, casement double doors to balcony affording a westerly aspect.

Bedroom 3

13' 1" x 8' 0" (3.99m x 2.44m) excluding the depth of the fitted wardrobe cupboards, radiator.

Shower Room/wc

with white suite comprising large shower unit, wash basin set in vanity unit with cupboards below, heated towel rail, fully tiled walls.

Outside

There are well maintained landscaped gardens arranged to the front, side and rear which afford a delightful attractive setting.

Garage

situated within the development.

Tenure

Leasehold Share of Freehold

TOWN CENTRE OFFICE

36 Cornfield Road
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OLD TOWN OFFICE

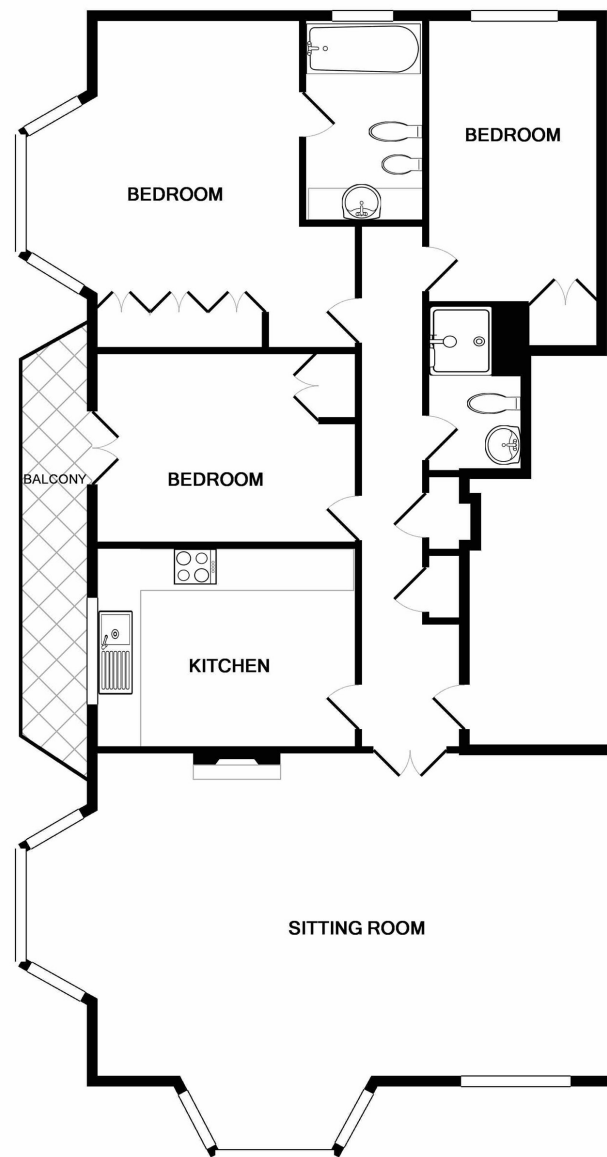
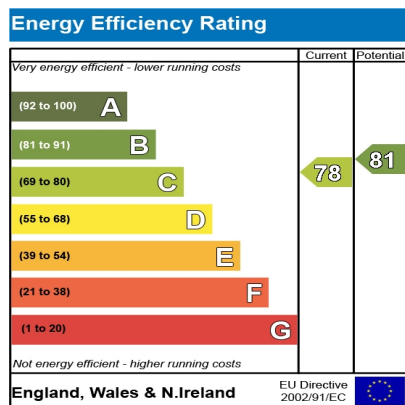
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor 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 status of the property.