



## Flat 14 Lathom House, Compton Street, Eastbourne, BN21 4FA

### Price Guide £380,000



BEAUTIFULLY appointed SECOND FLOOR LUXURY apartment ( with VIRTUAL TOUR) forming part of the PRESTIGIOUS Lathom House conversion, adjacent to Howard Square and only seconds from the seafront, promenade, theatres and restaurants. Presented in the highest of orders throughout and converted only five years ago with the original developers exercising exacting attention to detail which is rarely found in modern day developments. The apartment has been further enhanced by the current owner and the LIGHT and SPACIOUS interior truly has to be viewed to be appreciated and is considered OUTSTANDING by sole agents Hunt Frame.

Having a WONDERFUL dual aspect open plan sitting room/kitchen, being South West facing with sash windows to the front and side elevations with sea views down and across Howard Square. There are two double bedrooms both enjoying bespoke en-suite facilities with the master bedroom being particularly impressive. Accessed via Compton Street just yards from numerous attractions and amenities and less than half a mile from Eastbourne's Town Centre and mainline railway station. Sold with a SHARE in the FREEHOLD.



COMMUNAL ENTRANCE HALL

Accessed from Compton Street, entry door system, motion sensor lighting, post boxes, stairs to the upper floors.

PRIVATE ENTRANCE HALL

Lovely hallway with plenty of natural light via sash windows to the front elevation, large storage cupboard that houses a washer and dryer.

OPEN PLAN LIVING ROOM

18'0 x 17'4 (5.49m x 5.28m)  
Sash windows to the front and side aspects with the latter enjoying far reaching South Downs and Sea views, again plenty of natural light and a feeling of space with high ceilings throughout.

KITCHEN/BREAKFAST ROOM

Luxury/bespoke kitchen with contrasting coloured units with a large central island with cupboards beneath, complimentary stone worktops with an inset bevelled edge sink unit and drainer with contemporary mixer tap, Bosch integrated appliances to include a fridge/freezer and dishwasher, fitted induction hob with extractor unit over, eye level oven and microwave oven.

BEDROOM ONE

16'1 x 11'5 (4.90m x 3.48m)  
Large double bedroom with tall sash windows to the front aspect, ample space for freestanding furniture, door to the en-suite.

EN-SUITE

Luxurious and spacious en-suite facility with both a walk in double shower cubicle and a sunken bath, beautifully tiled and benefiting from a close coupled Wc with recessed flush and a concealed cistern, wash hand basin with vanity unit beneath, large mirror, heated towel rail, fitted cupboards, in slate grey, providing excellent storage and concealing the wall mounted Alpha combination boiler.

BEDROOM TWO

13'8 x 10'9 (4.17m x 3.28m)  
Spacious second bedroom with a sash window to the rear elevation, door to the en-suite.

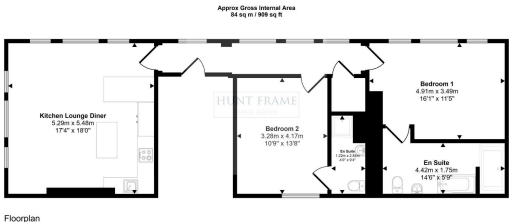
EN-SUITE SHOWER ROOM

Luxury second en-suite with a large walk in shower cubicle with rainfall shower, second hand held shower and bi-fold glass screen, close coupled Wc with recessed flush and concealed cistern, wash hand basin set in a vanity unit with a wall mounted mirror above.

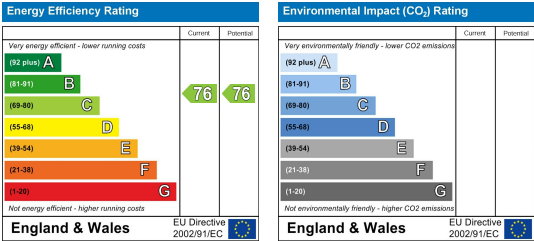
COUNCIL TAX BAND C

OUTGOINGS

Maintenance is approximately £2000 per annum, paid twice yearly.



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. Some of items such as bathroom suites are representations only and may not look like the real items. Drawn with Masterplan 200.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.