

# HUNT FRAME

ESTATE AGENTS



## 22 The Mansions Compton Street, Eastbourne, BN21 4AP

£249,950



Beautifully upgraded and tastefully designed two bedroom purpose built flat, adjacent to Eastbourne seafront and close to the town centre, train station and theatres. The Mansions is deemed a prestigious development built by Berkeley Homes which as a whole has also undergone a recent major facelift. Comprising two double bedrooms, balcony and en-suite to the principle bedroom, open plan double bay fronted lounge and modern kitchen with space for dining, separate space off the hallway for utilities, under floor heating throughout and a secure undercroft parking space.



## ENTRANCE

Communal entrance with video security entry phone system. Stairs and lift to first floor private entrance door to -

## HALLWAY

Three storage cupboards, one housing plumbing for washing machine. Water softener inside the airing cupboard.

## OPEN PLAN

### LOUNGE/KITCHEN

Two double glazed bay windows. Range of fitted wall and base units. Corian worktops with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob, oven under & extractor cooker hood above. Integral dishwasher and microwave.

### BEDROOM 1

Two fitted wardrobes. Double glazed window to rear. Double glazed doors to balcony. Door to

### EN-SUITE

Suite comprising shower cubicle. Wash hand basin with mixer tap. Low level WC. Heated towel rail.

### BALCONY

### BEDROOM 2

Double glazed window to side aspect.

### FAMILY BATHROOM

Suite comprising panelled bath with shower over. Wash hand basin. Low level WC. Extractor fan. Heated towel rail. Frosted double glazed window.

### OUTSIDE

Secure undercroft parking space

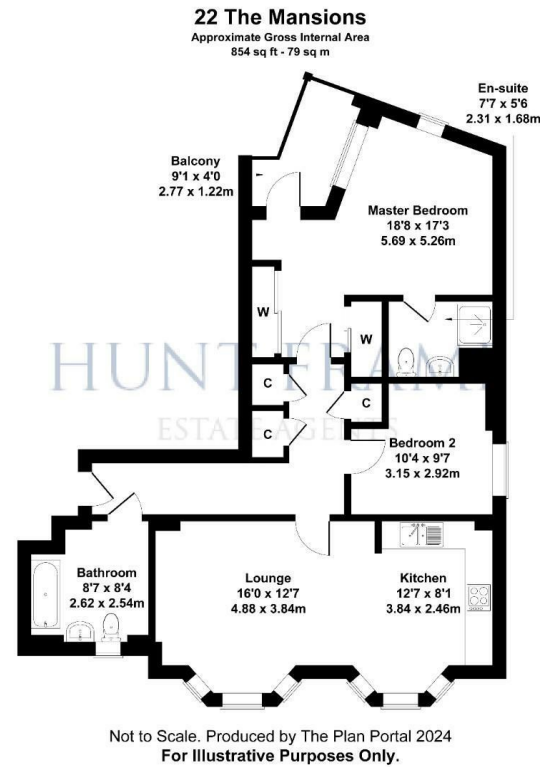
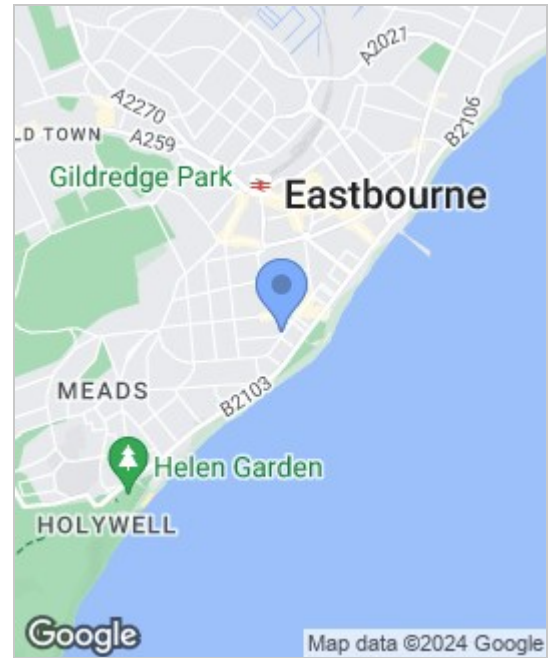
### OUTGOINGS

LEASE: 999 YEARS FROM 01/01/2005 980 YEARS REMAINING

MAINTENANCE: APPROX £4,490 FOR 2024

GROUND RENT: £200 PA

COUNCIL TAX BAND : D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	78		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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