



BROOK GAMBLE



12 Compton Lodge Compton Place Road, Eastbourne, BN21 1EQ

Offers In Excess Of £320,000

OFFERS IN EXCESS OF £320,000. Arguably ONE OF EASTBOURNE'S MOST PRESTIGIOUS APARTMENT BLOCKS, Brook Gamble are delighted to offer an extremely well presented two bedroom GROUND FLOOR apartment with FANTASTIC VIEWS ACROSS SAFFRON'S SPORTS GROUND.

With benefits that include a LARGE 18' LOUNGE, SUN BALCONY, MASTER BEDROOM WITH EN SUITE WET ROOM and LUXURY SHOWER ROOM. CHAIN FREE and located within EASY REACH OF LITTLE CHELSEA SHOPS AND EASTBOURNE'S MAINLINE RAILWAY STATION and LESS THAN ONE MILE FROM THE SEA. Must see property. Sole Agents.

Communal front door, with security entry system, to:

Communal Entrance

Private front door to:

Entrance Hall

Security entryphone handset. Large storage cupboard with hanging rail and shelving above and further cupboard above. Further storage cupboard. BT point. Radiator. Ceiling coving.

Lounge 18'3" x 13'8" (5.56m x 4.17m)

Ceiling coving. Radiator. Large double glazed window overlooking Saffrons Sports Ground. Archway to:

Dining Room 16'7" x 10'2" (5.05m x 3.10m)

Wall mounted heating thermostat. Radiator. Ceiling coving. Double glazed door to:

Balcony

Overlooking Saffrons Sports Ground.

Kitchen 14'3" x 9'0" (4.34m x 2.74m)

Fitted with a range of gloss fronted wall and base units. Single bowl sink unit with mixer tap. Complementary work surface. Tiled splashback. Space for electric cooker. Space and plumbing for washing machine. Space for slimline dishwasher. Space for fridge freezer. Space and plumbing for further under counter appliance. Cupboard housing hot water cylinder with space for linen and cupboard above. Cupboard housing Glow-Worm gas central heating boiler. Ceiling coving. Double glazed window to front aspect.

Master Bedroom 16'0" x 13'0" (4.88m x 3.96m)

Built-in triple wardrobe cupboard. Radiator. Double glazed window to rear aspect. Door to:

En Suite Wet Room

Walk-in shower area with wall mounted electric shower, shower attachment and riser rail. Fully tiled walls. Wash hand basin. Low level WC. Heated towel ladder. Double glazed window to rear aspect.

Bedroom 2 16'0" x 10'4" (4.88m x 3.15m)

Built-in double wardrobe. Radiator. Double glazed window to rear aspect.

Luxury Shower Room

Large walk-in shower cubicle with wall mounted shower and glazed screen. Wash basin with mixer tap. Low level WC. Heated towel rail/radiator. Fully tiled walls. Tiled floor. Double glazed windows to rear aspect.

Outside

Delightful walled communal gardens surround the property, with large area of lawn and a variety of mature plants, shrubs and trees.

Garage

Up and over door. (Number 6, to the rear of the building).

Other Information

Council Tax Band F

Total floor area 97 square metres

The Vendor had advised us of the following information:

The property is being sold with a share of the freehold

Lease: 947 years remaining

Contact agents for maintenance information.

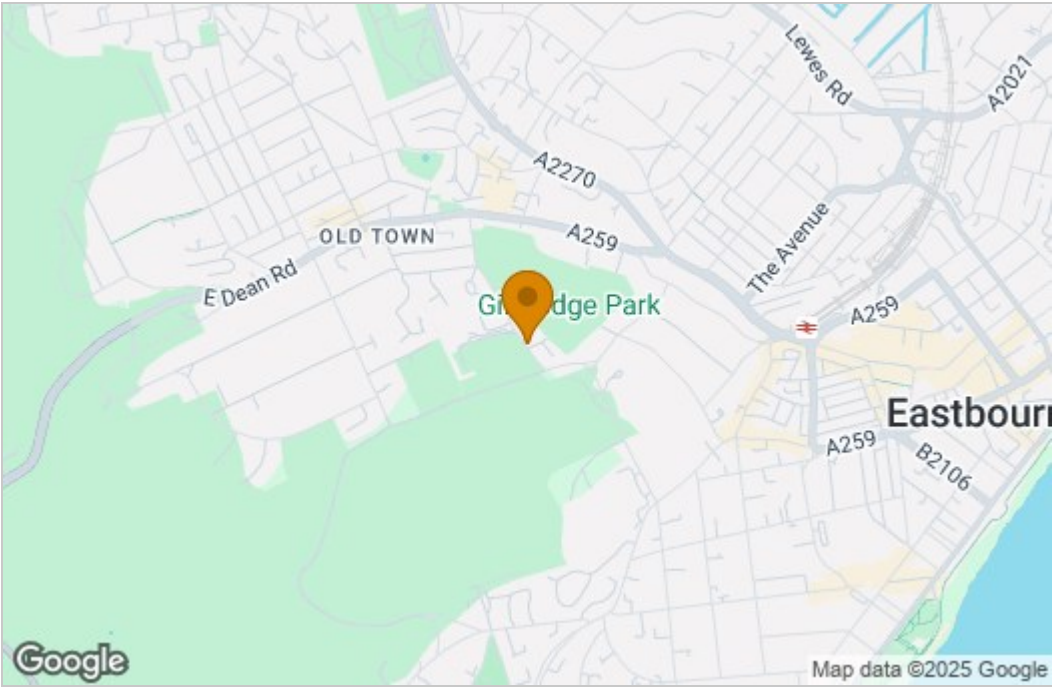
Floor Plan



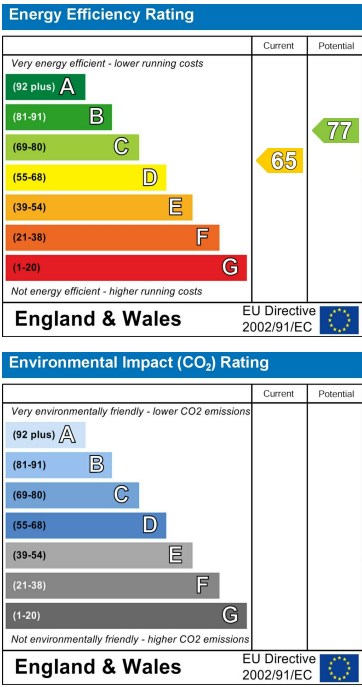
First Floor

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 mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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