



Flat 5 9-11 Compton Street
Eastbourne, BN21 4AN

Guide price £160,000



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Phil Hall Estate Agents welcomes to the market this charming third-floor, two-bedroom apartment, perfectly positioned in the sought-after Compton Street, Eastbourne. Just a stone's throw from the stunning seafront and within easy walking distance of the town centre and train station, this well-located property offers a fantastic opportunity to enjoy coastal living with the convenience of nearby amenities and transport links.

Upon entering the building, a staircase leads to the third floor, where the apartment's private entrance opens into an entrance hall. This flows seamlessly into an inner hall, providing access to all rooms and featuring built-in storage cupboard for added practicality.

The spacious, front-facing living room is filled with natural light and benefits from a connecting window hatch to the kitchen, creating a more open and sociable atmosphere. The kitchen itself is fitted with a range of wall and base units, offering ample storage space, along with a stainless steel sink, space for a freestanding cooker, and room for an under-counter fridge.

Both bedrooms are well-proportioned, with the main bedroom positioned at the rear of the property, providing a quiet and peaceful retreat. The second bedroom is front-facing and benefits from a fitted wardrobe, making it a versatile space that could serve as a guest room, home office, or children's bedroom.

The bathroom is fitted with a three-piece suite, comprising a panel-enclosed bath, a close-coupled WC, and a wash hand basin, ensuring a functional and comfortable space.

This apartment is ideally suited to those looking to embrace Eastbourne's vibrant coastal lifestyle, with its award-winning beaches, picturesque promenade, and a wealth of cafes, restaurants, and shops all within easy reach. With excellent transport connections via Eastbourne train station, this home is also a great option for commuters or those seeking an investment opportunity.





Guide Price £160,000 to £170,000

LOCATION, LOCATION, LOCATION

Compton Street is a highly sought-after location in the heart of Eastbourne, offering the perfect balance between coastal serenity and urban convenience. Situated just a stone's throw from Eastbourne's picturesque seafront, residents can enjoy easy access to the town's stunning beaches, scenic promenade, and iconic Victorian pier. Whether it's a morning stroll along the waterfront, a relaxing afternoon in one of the many nearby cafes, or an evening enjoying local restaurants, this location provides an exceptional coastal lifestyle.

Beyond the seafront, Eastbourne town centre is just a short walk away, offering a wide range of shops, supermarkets, and entertainment options, including the popular Beacon Shopping Centre, home to high-street retailers, restaurants, and a multi-screen cinema. The area also boasts a vibrant arts scene, with the Congress Theatre, Devonshire Park Theatre, and Towner Art Gallery all within close proximity.

For commuters, Eastbourne train station is conveniently nearby, providing regular services to London Victoria, Brighton, and Hastings, making it an excellent choice for those who travel for work or leisure. The area is also well-connected by local bus routes, and for those who drive, the A22 and A27 provide easy access to surrounding areas, including Brighton, Lewes, and further afield.

Nature lovers and outdoor enthusiasts will appreciate the proximity to the South Downs National Park, offering breath-taking countryside walks and panoramic coastal views, while the nearby Sovereign Harbour provides a fantastic marina setting with waterside dining and leisure activities.

Compton Street truly offers the best of both worlds—seaside charm with all the amenities of a thriving town. Whether you're looking for a peaceful retreat by the coast or a convenient base with excellent transport links, this location is ideal for enjoying all that Eastbourne has to offer.

Communal Entrance Hall

Third Floor Communal Landing

Private Entrance Hall
5'04 x 3'11 (1.63m x 1.19m)

Inner Hallway

Living Room
12'10 x 11'03 (3.91m x 3.43m)

Kitchen
10'03 x 5'02 (3.12m x 1.57m)

Bedroom One
14'01 x 9'11 (4.29m x 3.02m)

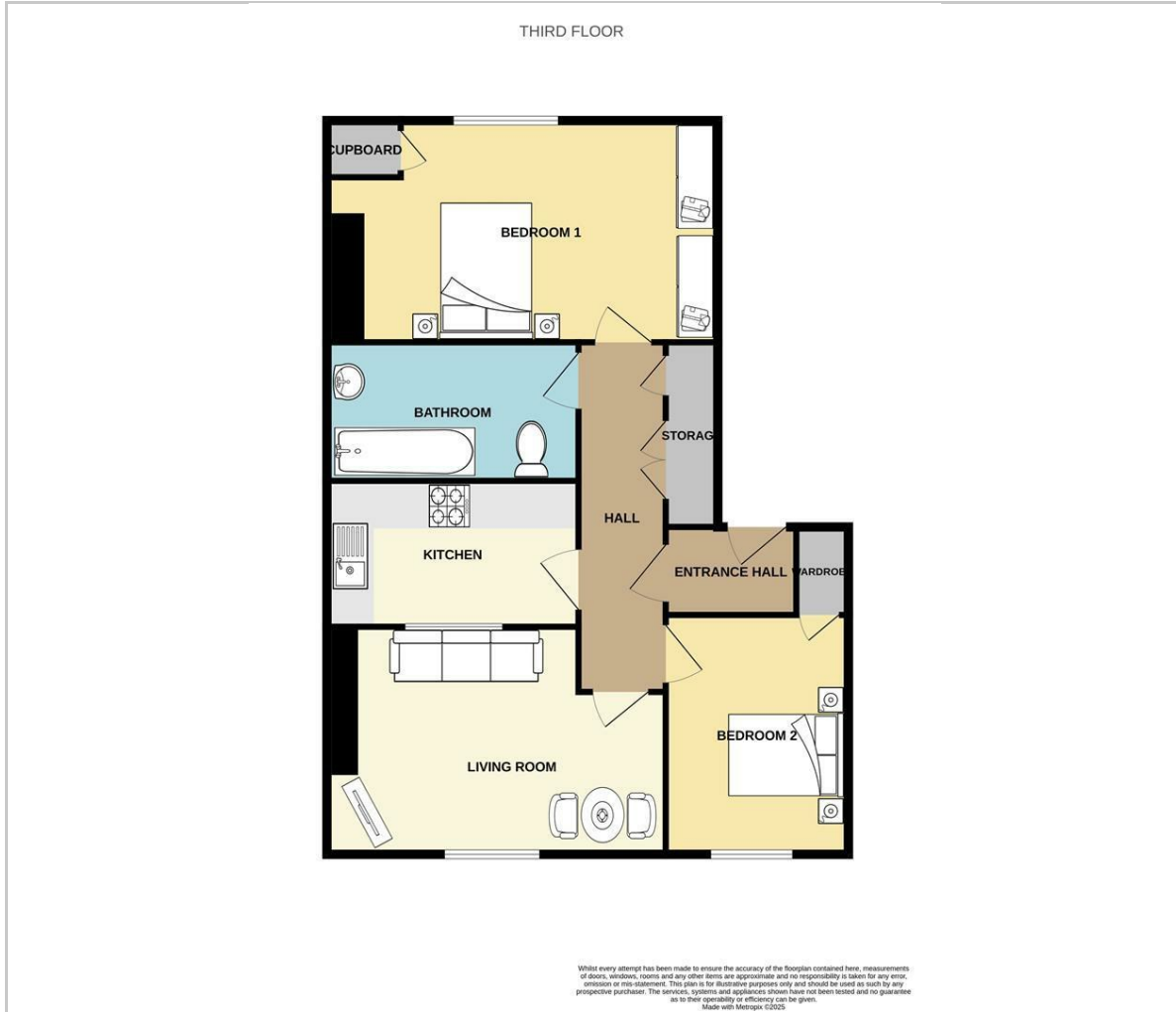
Bedroom Two
12'06 x 8'01 (3.81m x 2.46m)

Bathroom
9'03 x 4'09 (2.82m x 1.45m)

Lease Information

We have been advised that the property is leasehold, at present approx 152 years remaining on the lease, service charge £2640 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

