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Taylor Engley



Flat 5 Carmine Court 6, Compton Street, Eastbourne, East Sussex, BN21 4DQ

Asking Price £285,000 Leasehold - Share of Freehold

Taylor Engley are delighted to offer to the market this TWO BEDROOMED THIRD FLOOR APARTMENT, occupying a desirable location to the west side of Eastbourne's town centre. The apartment forms part of a modern purpose built block situated just off Eastbourne's seafront and having only one apartment per floor. The apartment features an open plan living room/fitted kitchen, kitchen with range of integrated appliances, balcony with far reaching views, principle bedroom with en-suite and a family bathroom. The block is served by a passenger lift and the apartment also benefits from under floor gas fired heating, double glazed windows and a built in sprinkler system. To appreciate the apartment fully an internal viewing is highly recommended.



Carmine Court occupies a most convenient location to the west side of Eastbourne's town centre, being just off the seafront and within walking distance of central amenities which include a comprehensive range of shopping facilities and mainline railway station. Eastbourne's theatres are also within walking distance.

*** MODERN PURPOSE BUILT BLOCK IN FAVOURED WEST SIDE OF TOWN LOCATION * CLOSE PROXIMITY TO SEAFRONT * OCCUPYING ENTIRE THIRD FLOOR OF BLOCK * BALCONY * SPACIOUS LIVING ROOM OPEN PLAN TO FITTED KITCHEN * FITTED KITCHEN WITH INTEGRATED APPLIANCES * TWO DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM * BATHROOM * UNDER FLOOR GAS FIRED HEATING * DOUBLE GLAZING * LEASEHOLD TO INCLUDE A SHARE OF THE FREEHOLD * 999 YEAR LEASE FROM 2014 * BLOCK SERVED BY PASSENGER LIFT * INTERNAL VIEWING HIGHLY RECOMMENDED ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

With security entry phone.

Passenger lift or stairs rising to:

Third Floor

Private front door to:

Entrance Hall

Security entry phone, engineered oak flooring, downlighters, built-in cupboard housing Viessman gas fired boiler.

Living Room Open Plan to Fitted Kitchen

18'11 max x 14'9 (5.77m max x 4.50m)

(Maximum overall wall to wall measurements provided, 18'11 max reducing to 17'8 x 14'9 extending to 20'11 into recess).

Feature open plan bay front room.

Living Room Area

Engineered oak flooring, downlighters, wide bay window without look to front.

Fitted Kitchen Area

Comprises: range of matching base and wall mounted cupboards, worksurface with tiled splash back and inset stainless steel one and a half bowl sink unit, integrated appliances include: undercounter electric oven, electric hob with extractor fan over, microwave, fridge, freezer, washing machine, slimline dishwasher, wine cooler, kick space lighting, downlighting, engineered oak flooring, window to side.

Bedroom 1

11'7 x 8'5 (3.53m x 2.57m)

(11'7 extending to 14'8 max x 8'5 to cupboard front)

Full height fitted wardrobe cupboard with sliding doors, built-in wardrobe cupboard, engineered oak flooring, downlighters, outlook to rear and patio door to balcony.

En-Suite Shower Room

Spacious shower cubical, wash hand basin set into

cabinet, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, tiled floor, downlighters, extractor fan.

Bedroom 2

10'8 x 10'7 (3.25m x 3.23m)

Engineered oak flooring, downlighters, patio door opening to balcony.

Balcony

With outlook to rear having far reaching inland views towards Eastbourne and towards the South Downs National Park in the distance.

NB

We are informed by our clients of the following.

The apartment is leasehold to include a share of the freehold.

Term of lease is 999 years from and including 25/12/2014.

Managing Agents are Elite Property Management.

Service Charge for period 1 July to 30 September 2025 £556.79.

(All details concerning the term of the lease and outgoings are subject to verification)

COUNCIL TAX BAND:

Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:

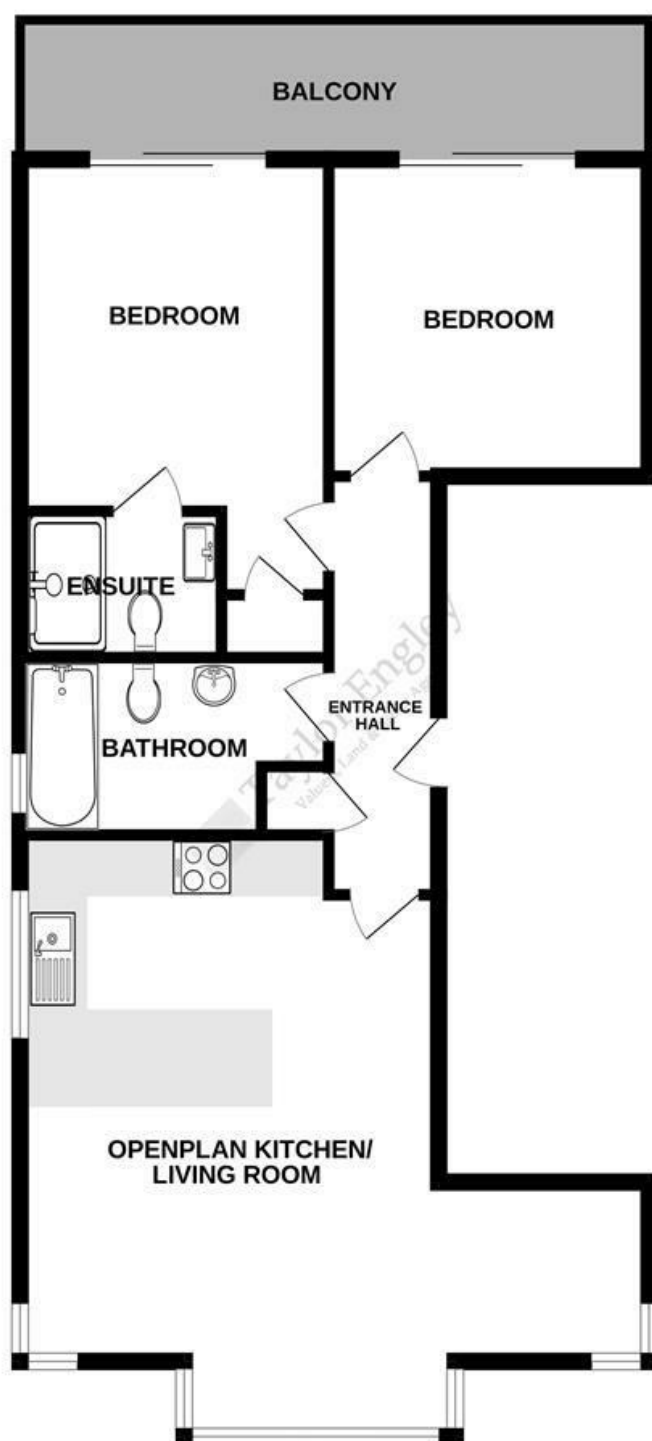
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

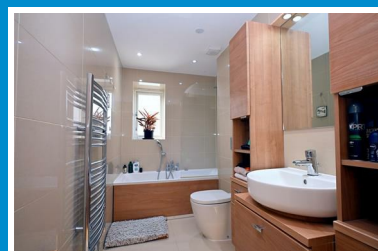


THIRD FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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