



TOWN FLATS



01323 416600

Leasehold



2 Bedroom



1 Reception



2 Bathroom

£344,950



18 The Mansions, Compton Street, Eastbourne, BN21 4AP

A wonderful two bedroom penthouse apartment with stunning views over the Devonshire Park Tennis Courts and towards the South Downs. Enviably situated directly off of Eastbourne's seafront and yards from the theatres the flat provides spacious and well proportioned accommodation throughout. The flat benefits from two double bedrooms, with the master having an en-suite, and a further bathroom, spacious lounge with open plan fitted kitchen with integrated appliances, double glazing and underfloor heating. The development has landscaped communal gardens and a secure undercroft parking space. An internal inspection is considered essential to appreciate the stunning views.



Main Features

- Penthouse Apartment
- Purpose Built
- 6th (Top) Floor
- 2 Double Bedrooms
- Spacious Lounge
- Open Plan Fitted Kitchen
- En-Suite Shower Room/WC to Master Bedroom
- Further Modern Bathroom/WC
- Secure Undercroft Allocated Parking Space
- Stunning Views over Devonshire Park Tennis Courts & towards the South Downs

Entrance

Communal entrance with video entry phone system. Stairs and lift to 6th (top) floor. Private entrance door to-

Entrance Hallway

Skylight. Video entry phone handset. Utility cupboard housing hot water cylinder. Fixed shelving. Tiled flooring. Plumbing and space for washing machine. Inset spotlights.

Lounge

21'0 x 19'0 (6.40m x 5.79m)

Coved ceiling. TV and phone points. Air conditioning unit. Double glazed windows to front aspect.

Open Plan Fitted Kitchen

10'9 x 9'10 (3.28m x 3.00m)

Fitted range of lightwood wall and base units. Granite worktop with inset stainless steel sink bowl and mixer tap. Built in electric hob with stainless steel splashback and extractor cooker hood. Eye level electric oven and microwave. Integrated fridge freezer and dishwasher. Extractor fan. Island unit with granite worktops. Base units. Breakfast bar. Tiled flooring.

Bedroom 1

13'0 x 9'8 (3.96m x 2.95m)

Coved ceiling. Fitted wardrobes with mirrored sliding doors. Double glazed window to front aspect. Door to-

En-Suite Shower Room/WC

Shower cubicle. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Tiled flooring. Part tiled walls. Inset spotlights. Extractor fan. Heated towel rail.

Bedroom 2

9'8 x 8'7 (2.95m x 2.62m)

Coved ceiling. Double glazed window to front aspect.

Modern Bathroom/WC

White suite comprising of panelled bath with mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Tiled flooring. Inset spotlights. Extractor fan.

Parking

The flat has a secure allocated undercroft parking space.

EPC = D

Council Tax Band = F

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation.

Maintenance: £4778.15 per annum.

Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.