



TOWN FLATS



01323 416600

Leasehold

Guide Price

£260,000 - £270,000



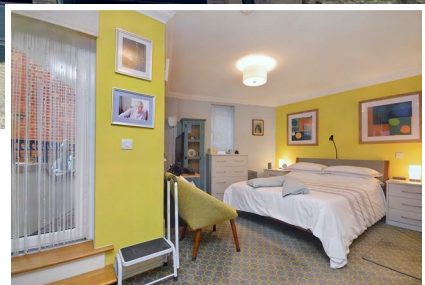
2 Bedroom



1 Reception



2 Bathroom



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

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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.

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

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Main Features

- Beautifully Upgraded Apartment Adjacent To Eastbourne Seafront
- 2 Bedrooms
- First Floor
- Open Plan Lounge/Fitted Kitchen
- Balcony
- En-Suite Shower Room/WC
- Modern Bathroom/WC
- Double Glazing
- Underfloor Heating Throughout
- 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/Fitted Kitchen

14'1 x 12'4 (4.29m x 3.76m)
Two double glazed bay windows.

Kitchen Area

12'2 x 9'7 (3.71m x 2.92m)
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

17'5 x 17'1 (5.31m x 5.21m)
Two fitted wardrobes. Double glazed window to rear. Double glazed doors to balcony. Door to

En-Suite Shower Room/WC

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

Bedroom 2

10'2 x 9'5 (3.10m x 2.87m)
Double glazed window to side aspect.

Modern Bathroom/WC

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

Other Details

The apartment has underfloor heating throughout.

Parking

Secure undercroft parking space

EPC = C

Council Tax Band = D

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: £200 per annum

Maintenance: £4493 which includes contribution to sinking fund & building insurance

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.