



9 Compton Grange, 63 Silverdale Road, Eastbourne, BN20 7EY

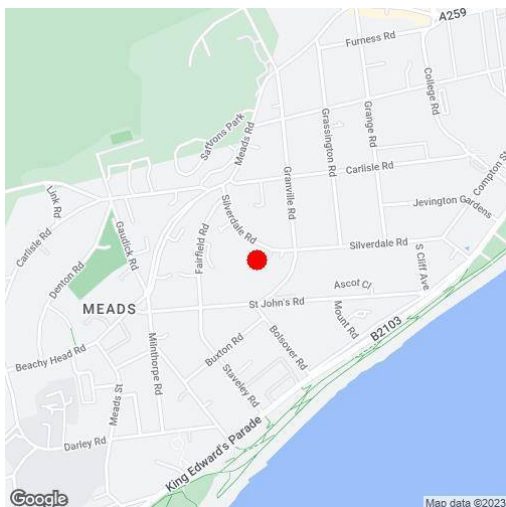
Price £475,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Available with no onward chain- A wonderfully spacious three bedroom apartment set within attractive communal gardens in the favoured Lower Meads area of Eastbourne. The apartment is situated on the second floor of a modern purpose-built development created by Berkeley Homes in 2001. The bright and well planned accommodation is set around an impressive reception hall and includes a splendid 22' x 16' triple aspect living room with patio doors opening onto a small balcony. The kitchen is fitted with a comprehensive range of wall and base units beneath contoured work surfaces with integrated appliances that include an oven, microwave, hob, fridge/freezer, washing machine and dishwasher. The three bedrooms are all of generous proportions and the master bedroom has a refitted en-suite shower room, whilst the other bedrooms are served by the family bathroom. Other benefits include gas central heating, sealed unit double glazing and a garage with electric up and over door, in addition to a visitors parking area. Eastbourne town centre, seafront and railway station are approximately a half mile distant.





At a Glance:

- Three double bedrooms
- 22' x 16' triple aspect living room
- Two bath/shower rooms (one en-suite)
- Fitted kitchen with integrated appliances
- Gas central heating & Sealed unit double glazing
- No onward chain
- Garage
- Balance of 999 year lease and share of freehold

Accommodation:

STAIRS & PASSENGER LIFT TO SECOND FLOOR.

FRONT DOOR

HALL

KITCHEN

13'11" (4.24m) x 13'0" (3.96m) Max

LIVING ROOM

22'6" (6.86m) x 16'3" (4.95m) Into Bay

BALCONY

MASTER BEDROOM

13'9" (4.19m) x 11'10" (3.61m) plus recess and depth of fitted wardrobe.

EN-SUITE SHOWER ROOM

BEDROOM 2

13'0" (3.96m) x 11'0" (3.35m)

BEDROOM 3

15'0" (4.57m) x 7'0" (2.13m)

FAMILY BATHROOM

OUTSIDE:

COMMUNAL GARDENS

GARAGE

RESIDENTS & VISITOR PARKING

COUNCIL TAX:

Band "F"

EPC:

'B'

LEASE:

999 years from 31/12/2000

MAINTENANCE:

£854 per half year.

RESERVE FUND

£291 per half year

GROUND RENT:

Nil

PETS:

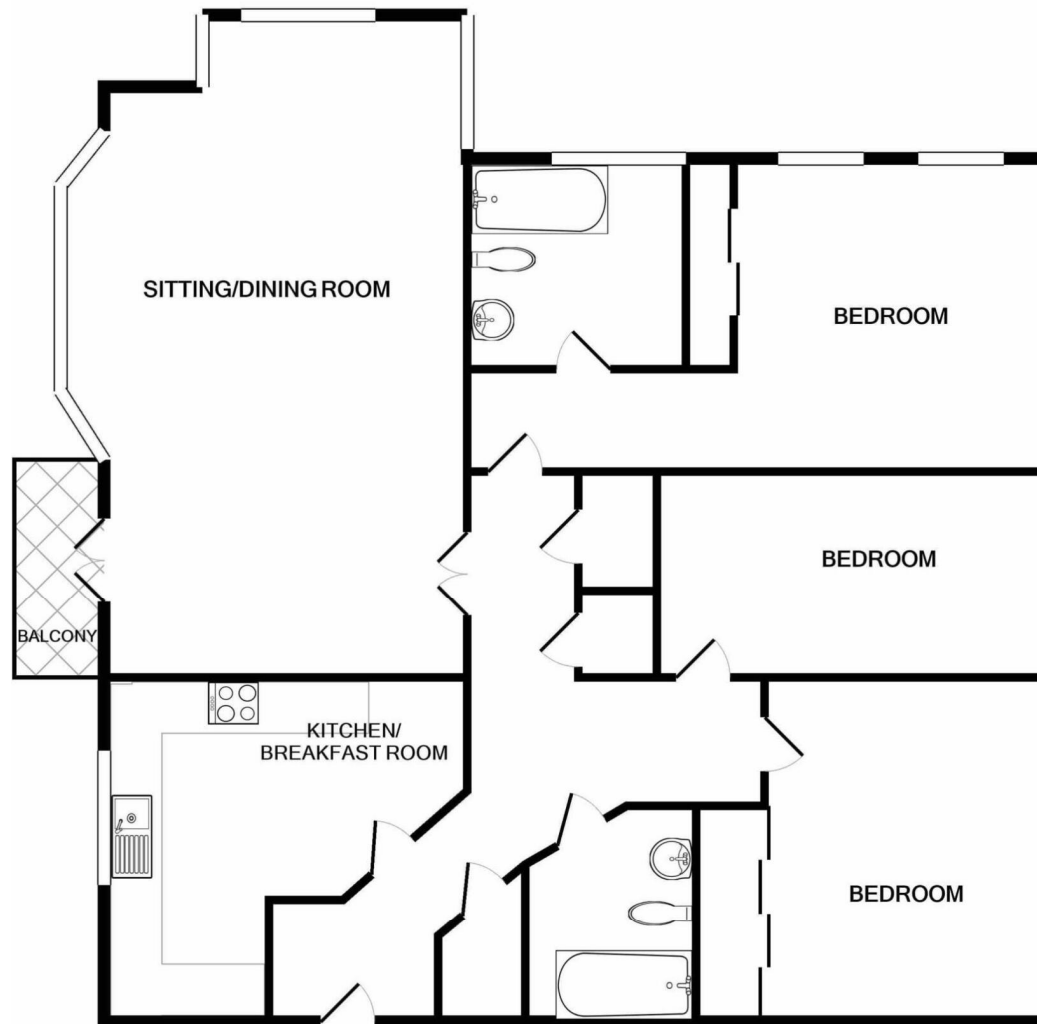
We understand that there are pets in the building.

SUB-LETTING:

TBA

(All details concerning the terms of the Lease and outgoing are subject to verification)





TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (119.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk