



11 Compton Grange, Silverdale Road, Eastbourne, BN20 7EY

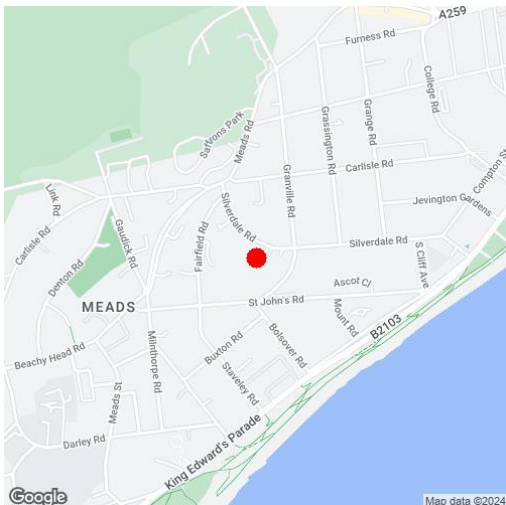
Price £450,000 | Share of Freehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An exceptionally spacious two bedroom top floor apartment in the popular Lower Meads area of Eastbourne. This beautifully presented apartment is located within a modern purpose-built development created by well renowned house builders Berkeley Homes in 2001. This delightful property is offered to the market with no onward chain and enjoys accommodation comprising communal entrance hall, passenger lift, large private entrance hall with plenty of storage options, spacious sitting room/dining room with stunning views across Eastbourne, kitchen/breakfast room with a comprehensive range of floor and wall cupboards as well as fitted appliances, the two bedrooms are of excellent size and the main bedroom boasts an en-suite shower room and with french doors opening to a julliette balcony with wonderful views across Eastbourne, there is also a further bathroom with Jack and Jill doors from the hallway and second bedroom. The property is located within easy reach to the picturesque seafront, Eastbourne town centre with its variety of shops, restaurants, cafes and amenities, mainline train station which provides excellent links to London, Brighton and Gatwick and also Meads village is close by which has a variety of independent shops and cafes. The property is set within well kept communal gardens and has the advantage of a single garage. Additional benefits include double glazing and gas central heating.





At a Glance:

- Beautifully presented two bedroom apartment in Lower Meads
- Built by Berkeley Homes in 2001
- Chain Free
- Spacious sitting room/dining room
- Lovely views across Eastbourne
- Fitted kitchen/breakfast room
- Bathroom
- Ensuite shower room
- Well kept communal gardens
- Garage

Accommodation:

COMMUNAL FRONT DOOR

STAIRS AND PASSENGER LIFT TO THIRD (TOP) FLOOR

DOOR TO PRIVATE ENTRANCE HALL

SITTING/DINING ROOM

23'9" (7.24m) x 19'5" (5.92m)

KITCHEN/BREAKFAST ROOM

13'7" (4.14m) x 9'2" (2.79m)

BEDROOM 1

24'8" (7.52m) x 15'2" (4.62m) Door to Juliette balcony.

EN-SUITE SHOWER ROOM

BEDROOM 2

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

BATHROOM

OUTSIDE:

WELL MAINTAINED COMMUNAL GARDENS

RESIDENTS/VISITORS CAR PARK

GARAGE

with light and power.

LEASE:

999 years from 31/12/2000 (Share of Freehold)

MAINTAINENCE:

Approx £2,400 per annum.

GROUND RENT:

Nil

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

"F"

EPC:

"C"

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



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.



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