



OAKFIELD



Compton Street, Eastbourne BN21 4AN

Asking Price £195,000



## Compton Street, Eastbourne BN21 4AN

Set within the heart of the highly sought-after Devonshire Park Theatre district, this beautifully presented apartment blends timeless period character with the ease of modern living.

The property features a generously proportioned reception room, providing ample space for both relaxing and dining, making it ideal for entertaining or unwinding in comfort. Adjoining the reception area is a well-appointed kitchen, fitted with a range of wall and base units along with a built-in oven and hob.

A wide and welcoming hallway leads to the rear of the apartment, where you will find a spacious master bedroom, a well-sized second bedroom, and a stylish contemporary bathroom complete with a shower. To the rear, the property further benefits from recently installed double-glazed windows, enhancing comfort and energy efficiency.

Perfectly positioned within one of Eastbourne's most desirable residential areas, the apartment is just a short stroll from the vibrant town centre, the mainline railway station, and the picturesque seafront, home to the iconic Bandstand and Pier.

A selection of independent shops, cafés, and restaurants are close at hand, all set against Eastbourne's distinctive blend of cultural appeal and coastal elegance.

Whether you are seeking a permanent residence, a refined seaside escape, or a sound investment opportunity, this apartment represents an exceptional offering in a prestigious location.





### Lounge

19'9 x 15'9 (6.02m x 4.80m)

### Kitchen

10'8 x 4'5 (3.25m x 1.35m)

### Bedroom One

11'6 x 9'9 (3.51m x 2.97m)

### Bedroom Two

9'9 x 9'2 (2.97m x 2.79m)



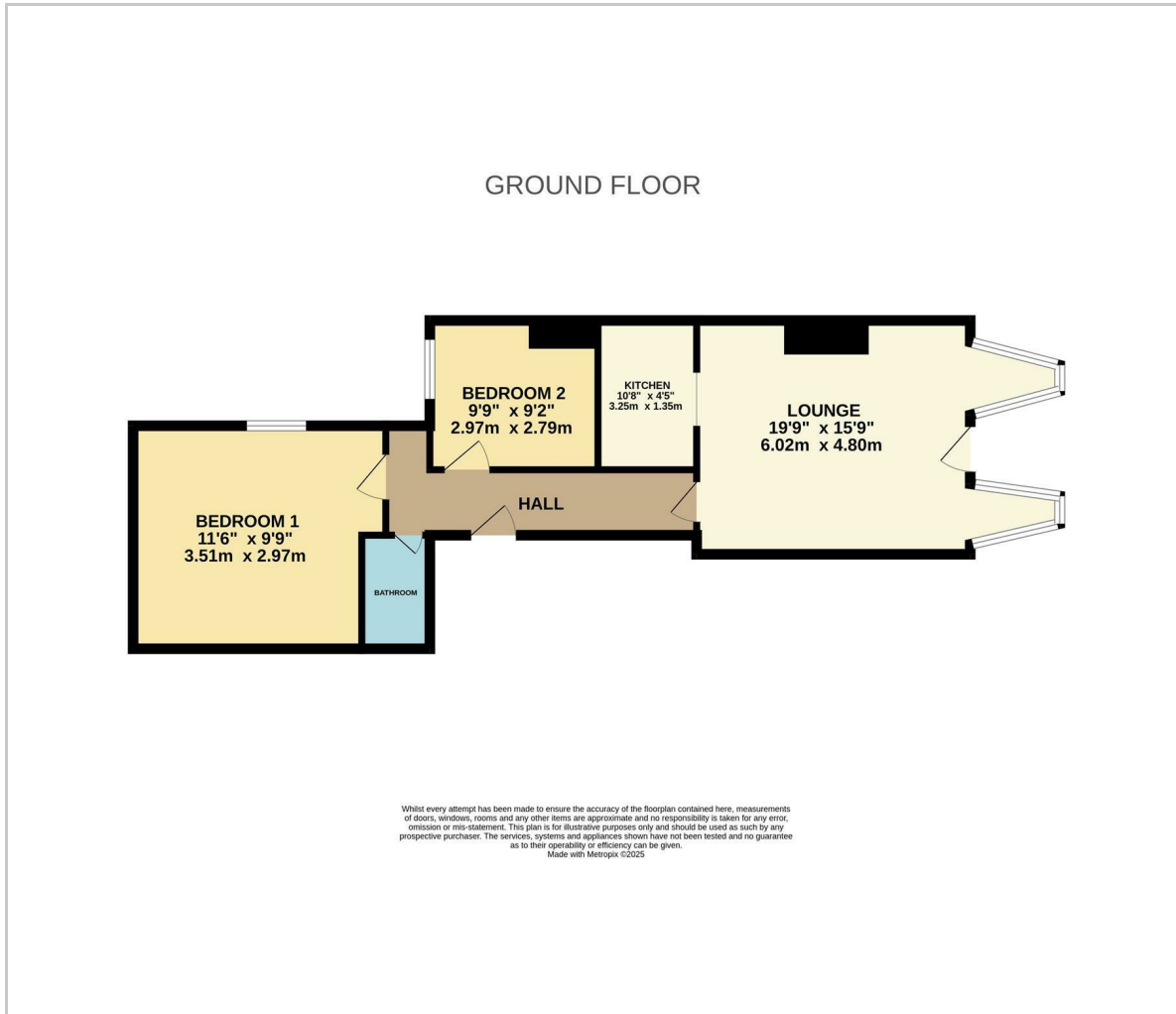
### Council Tax Band A - £1,769.52 Per Annum

### Lease information

The seller advises that the property is offered as leasehold share of freehold and has approximately 103 years remaining on the lease. The service charge is approximately £1,764.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

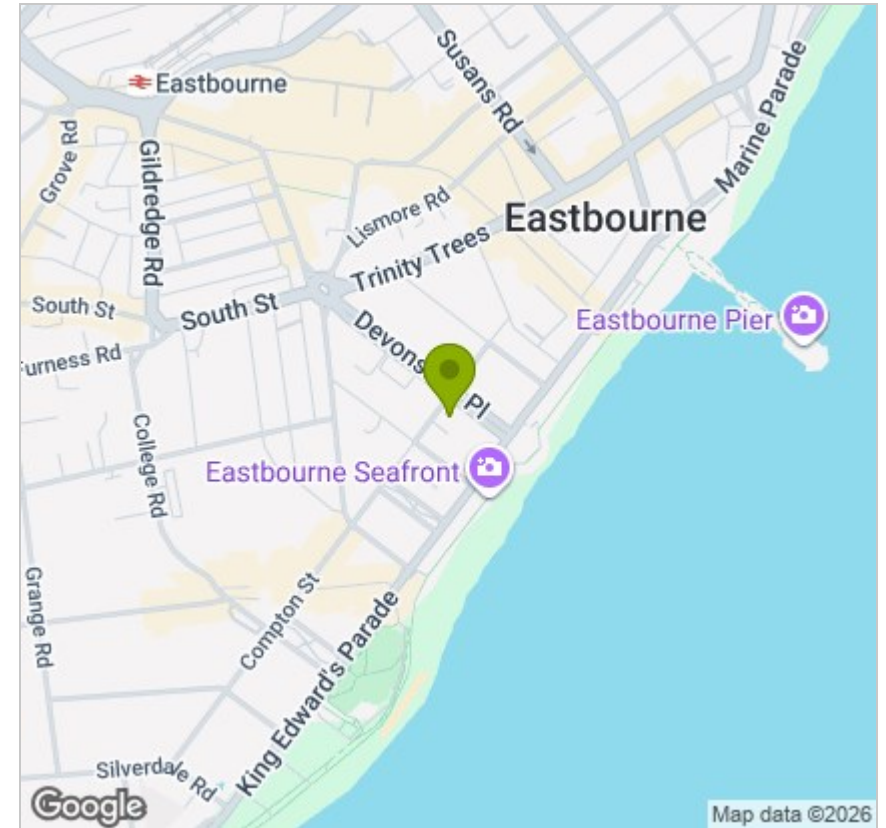


## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

