



## 15 The Mansions Compton Street, Eastbourne, BN21 4AP Price Guide £350,000



GUIDE PRICE £350,000 TO £375,000

OFFERED CHAIN FREE - HUNT FRAME ESTATE AGENTS are proud to offer this purpose built apartment that is built to exacting standards by the renowned BERKELEY HOMES GROUP, (with a VIRTUAL TOUR) this fifth floor apartment commands LOVELY VIEWS from its THREE BALCONIES and has SPACIOUS accommodation to comprise of a RECEPTION HALL, L-SHAPED DOUBLE RECEPTION and an OPEN PLAN LUXURY KITCHEN with THREE BEDROOMS (two being particularly spacious) along with a well appointed EN-SUITE and FAMILY BATHROOM. The property also benefits from underfloor heating and secure underground car-parking.

The apartments are situated between the resplendent seafront and the theatres, art galleries and sporting facilities of the Devonshire Quarter. The town centre, greatly improved Beacon shopping mall, restaurants and train station are all within walking distance.



## COMMUNAL ENTRANCE

Communal entrance with staircase and lift to the upper floors, fifth floor entrance.

## RECEPTION HALL

Wooden entrance door with spy hole, large entrance hallway being dual aspect with a UPVC double glazed window to the front elevation with a UPVC fully glazed door giving access onto balcony one, fitted storage cupboard, second large double storage cupboard with plumbing and space for a washing machine and concealing the mega flow hot water cylinder, shelving and hanging space, doors off to all three bedrooms, family bathroom and reception/kitchen, video entry phone system.

## BALCONY 1

Views across the Town and towards the South Downs.

## SITTING/DINING ROOM

21'1 x 17'1 (6.43m x 5.21m)

Spacious L-shaped reception with seating and dining areas being dual aspect with UPVC double glazed windows to the front and side elevations with a UPVC and fully glazed door giving access onto balcony 2, the reception area is open to the kitchen.

## OPEN PLAN KITCHEN

13'3 x 10'1 (4.04m x 3.07m)

Fully fitted with an extensive range of floor standing and wall mounted units with complementary worktop space, tile splash backs, fitted eye level Siemens oven with matching microwave above, integral fridge/freezer and dishwasher, shaped corner cupboard, large pan drawers, under unit lighting, tiled flooring, inset one and half bowl stainless steel sink unit with mixer tap and drainer, double glazed window to the rear elevation with a UPVC fully glazed door giving access onto balcony 2, recessed ceiling lighting.

## BALCONY 2

With an aspect over the side elevation.

## MASTER BEDROOM

13'1 x 11'1 (3.99m x 3.38m)

Spacious master bedroom with UPVC double glazed bay window to the rear elevation with a UPVC fully glazed door giving access onto balcony 3, fitted triple wardrobes with three sliding doors, door to the en-suite.

## EN-SUITE

Spacious en-suite with a large enclosed shower cubicle with a hinged door to the front with shower unit being fully tiled, low-level WC with concealed cistern, floating wash hand basin, tiled walls, electric radiator, mirror fronted cabinet with light above and additional shelving.

## BEDROOM 2

18'9 x 11'1 (5.72m x 3.38m)

Spacious double bedroom with an extensive range of fitted furniture to include matching triple wardrobes and bedside cabinets with storage above the bed area, UPVC double glazed bay window to the rear elevation with sea views, UPVC fully glazed door giving access to the balcony 3.

## BALCONY 3

Sitting area with a view to the rear.

## BEDROOM 3

8'10 x 8'8 (2.69m x 2.64m)

UPVC double glazed window to the rear elevation, fitted wardrobes, bedside cabinet and matching cupboards above the bed area.

## FAMILY BATHROOM

Large family bathroom comprising of a panelled bath with shower unit and screen, low level WC with concealed cistern, floating wash hand basin, tiled floor, part tiling to walls, shaver point, towel rail, mirror, recessed ceiling lighting.

## ALLOCATED PARKING

Designated parking, noted by a number 15.

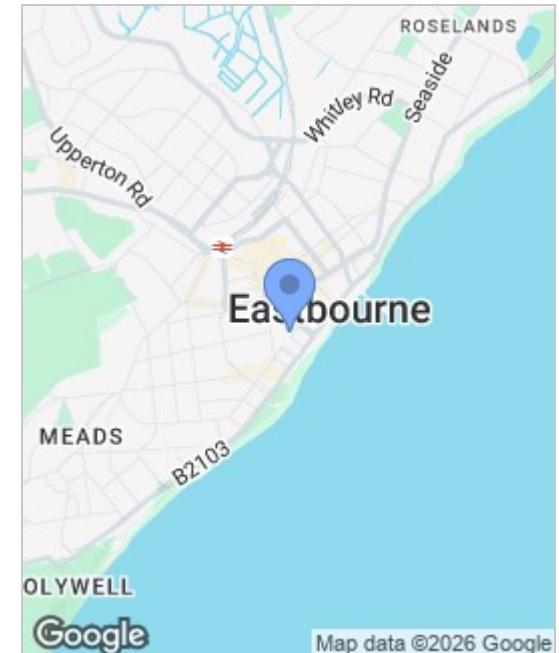
## OUTGOINGS

LEASE: 999 YEARS FROM 01/01/2005 - 979 YEARS REMAINING

MAINTENANCE: £6338 APPROX PER ANNUM

GROUND RENT: £250 PER ANNUM

COUNCIL TAX BAND: F



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Sharp 3D.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	67	67
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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