

# HUNT FRAME

ESTATE AGENTS



## 15 The Mansions Compton Street, Eastbourne, BN21 4AP

£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 cyclinder, 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 pannelled 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

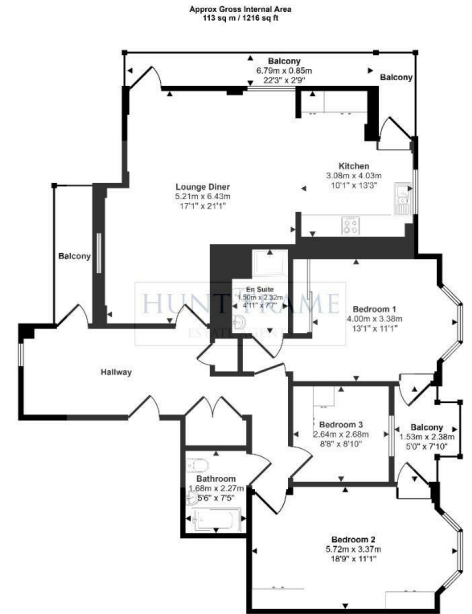
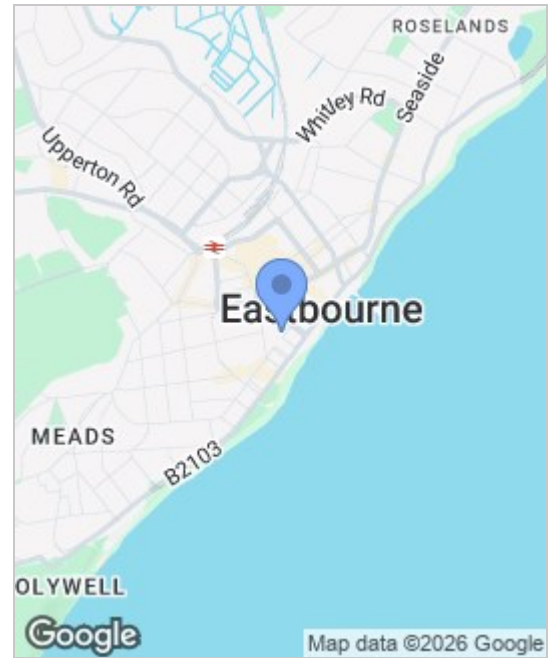
Designated parking, noted by a number 15.

## 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

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(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	67	England & Wales	EU Directive 2002/91/EC	

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.