HUNT FRAME

ESTATE AGENTS



1 Alistair Court, 30 Compton Street, Eastbourne, BN21 4EL

£225,000

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REQUIRING MODERNISATION. CHAIN FREE. A spacious, split level, two bedroom converted apartment within this elegant period property, adjacent to the Grand Hotel and within 100 yards of Eastbourne seafront. Enjoying the benefit of a PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY.







PRIVATE FRONT DOOR
Entrance lobby with timber panelled door, further part glazed door to:

RECEPTION HALL
16'10 x 7'7 (5.13m x 2.31m)
Window to side, radiator. Stairs descending to cellar, and ascending to communal hall.

LIVING ROOM
18'6 into bay x 13'10 (5.64m into bay x 4.22m)
Sash bay window to rear overlooking private garden. two radiators, marble effect fire surround.

Stairs from the Living Room, descending to:

BEDROOM
19' x 11'4 narrowing to 6'3 (5.79m x 3.45m narrowing to 1.91m)
Window to side and double glazed French doors opening to rear garden. Two radiators, fitted wardrobes.

BATHROOM
Window to side, radiator. Suite comprising panelled bath with shower attachment, low flush wc, hand basin with vanity cupboard. Airing cupboard housing gas boiler.

Accessed from the reception hall:

KITCHEN BREAKFAST ROOM
Sash windows to front, radiator. Fitted with a range of wall and base mounted units with single drainer stainless steel sink unit, work surfaces and tiled splash backs. Electric cooker point, appliance spaces.

UTILITY
9'1 x 4'11 (2.77m x 1.50m)
Radiator, storage cupboard, plumbing for washing machine.

CLOAKROOM
Low flush wc, pedestal hand basin, radiator, extractor fan.

BEDROOM
11' x 10' (3.35m x 3.05m)
Sash window to front, radiator.

Stairs from the Reception Hall, descending to:

CELLAR
15'6 x 12'2 and 7'6 x 4'6 (4.72m x 3.71m and 2.29m x 1.37m)
Door to rear garden at half landing. With two principle storage rooms.

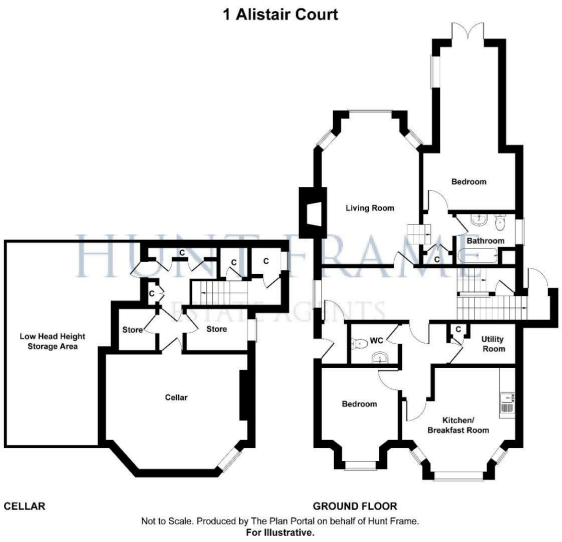
DRIVEWAY AND GARAGE
Directly adjacent to the property.

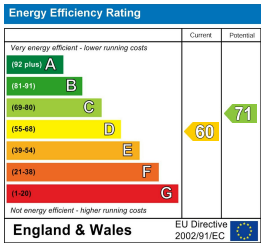
REAR GARDEN
50' x 50' approximately (15.24m x 15.24m approximately)
With patio, lawn and shrubs, walled and fenced, with gate providing access onto communal lawned gardens.

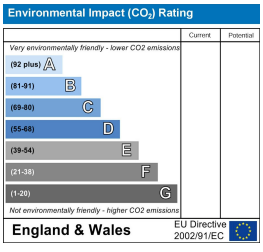
TENURE AND OUTGOINGS
Council Tax Band C
Lease 125 years from 17/10/2018 - 117 years remaining
Ground Rent Nil (TBC)
MAINTENANCE Approximately £1500 Per Annum, including building insurance (TBC)

AGENTS NOTE
We are advised by the seller that the left hand half of the driveway and garage are not going to be on the new lease of the flat. Instead they will be on a separate lease till 2092, i.e. 66 yrs remaining, from the owners of the rear land.









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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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