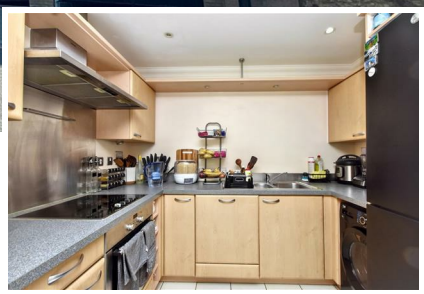
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£170,000 - £180,000



2 The Mansions, Compton Street, Eastbourne, BN21 4AP

*** GUIDE PRICE £170,000 - £180,000 ***
A two bedroom ground floor apartment forming part of this luxury development situated yards from Eastbourne's Seafront. Offering spacious and well proportioned accommodation the flat benefits from two double bedrooms with the master bedroom having an en-suite shower room, further bathroom, bay windowed lounge with access to the balcony to the rear, fitted kitchen, double glazing and underfloor heating. Eastbourne's theatres are within 100 yards and the town centre and mainline railway station are also within comfortable walking distance. An internal inspection comes very highly recommended.

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Leasehold

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Main Features

- Spacious Seafront Purpose Built Flat
- Ground Floor
- 2 Double Bedrooms
- Bay Windowed Lounge with Balcony
- Fitted Kitchen
- En-Suite Shower Room/WC
- Further Bathroom/WC
- Underfloor Heating
- Double Glazing

Entrance
Communal entrance with video security entry phone system. Ground floor private entrance door to-

Hallway
Coved ceiling. Airing cupboard housing hot water cylinder. Built in cupboard. Video entryphone handset.

Bay Windowed Lounge
18'6 x 12'4 (5.64m x 3.76m)
Coved ceiling. TV point. Double glazed bay window to rear aspect. Door to balcony. Opening to-

Fitted Kitchen
9'3 x 6'3 (2.82m x 1.91m)
Fitted range of lightwood wall and base units. Worktop with inset single drainer one and a half bowl sink unit with mixer tap. Space for fridge/freezer. Plumbing and space for washing machine. Built in electric oven and hob with stainless steel splashback and extractor cooker hood. Built in microwave. Tiled flooring. Inset spotlights.

Bedroom 1
10'11 x 10'10 (3.33m x 3.30m)
Coved ceiling. Double glazed bay window to rear aspect. Door to balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Part tiled walls. Tiled flooring. Inset spotlights. Extractor fan. Chrome heated towel rail.

Bedroom 2
9'2 x 8'6 (2.79m x 2.59m)
Coved ceiling. Double glazed window to rear aspect.

Bathroom/WC
Suite comprising panelled bath with mixer tap and shower attachment. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Tiled flooring. Part tiled walls. Inset spotlights.

EPC = C

Council Tax Band = D.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £200 per annum
Maintenance: £3100 per annum which includes water, sewage & building insurance
Lease: 999 years from 2005. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.