



# TOWN FLATS

f X

01323 416600

Leasehold - Share of Freehold

2 Bedroom

1 Reception

2 Bathroom

# £275,000



## 5 Carmine Court, 6 Compton Street, Eastbourne, BN21 4DQ

Situated within a modern purpose built block in a favoured west side location of Eastbourne, this immaculate third floor apartment occupies the entire floor with the benefit of lift and stair access and a share of the freehold. The building comprises just one apartment per floor, creating a sense of privacy and exclusivity and is ideally positioned within close proximity to the seafront and town amenities. Finished to an exceptionally high standard throughout, the apartment features underfloor heating, integral ceiling speakers and double glazing, reflecting the quality and attention to detail evident in every room. The spacious open plan lounge, kitchen and dining area is ideal for modern living, complemented by a fully fitted contemporary kitchen with integrated appliances. There are two generous double bedrooms, both enjoying direct access to a full width balcony with chimney pot views towards the Downs. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while a separate modern family bathroom serves the second bedroom. With the balance of a 999 year lease, share of freehold and a turnkey, high end finish, this outstanding apartment must be viewed to be fully appreciated.



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**5 Carmine Court,  
6 Compton Street,  
Eastbourne, BN21 4DQ**

**£275,000**

**Main Features**

- **Immaculately Presented**

West Town Centre

Apartment Yards From

Eastbourne Seafront

- **2 Bedrooms**

- **Entire Third Floor**

- **Lounge/Dining Room**

- **Open Plan Fitted Kitchen**

With Integrated Appliances

- **Full Width Sun Balcony**

- **Modern Bathroom/WC**

- **En-Suite Shower Room/WC**

- **Passenger Lift**

- **Double Glazing & Underfloor Heating**

**Entrance**

Communal entrance with security entry phone system. Stairs and lift to third floor private entrance door to -

**Hallway**

Cupboard. Underfloor heating.

**Lounge/Dining Room/Kitchen**

21'2 x 14'8 (6.45m x 4.47m )

Underfloor heating. Double glazed windows to front and side aspects.

**Open Plan Fitted Kitchen Area**

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and oven under.

Extractor cooker hood. Integrated fridge, freezer, dishwasher, washer/dryer and microwave. Wine cooler. Double glazed window to side aspect.

**Bedroom 1**

11'10 x 8'6 (3.61m x 2.59m )

Built-in fitted wardrobes. Underfloor heating. Speakers integral to ceiling. Double glazed balcony doors to balcony facing the rear aspect. Door to -

**En-Suite Shower Room/WC**

Suite comprising shower cubicle. Low level WC. Wash hand basin.

Extractor fan. Underfloor heating. Heated towel rail. Speakers integral to ceiling.

**Bedroom 2**

10'7 x 10'5 (3.23m x 3.18m )

Underfloor heating. Speakers integral to ceiling. Double glazed balcony doors to balcony facing the rear aspect. Door to -

**Modern Bathroom/WC**

Suite comprising panelled bath with chrome mixer tap. Low level WC.

Wash hand basin. Extractor fan. Vanity unit with under unit lighting.

Underfloor heating. Speakers integral to ceiling. Double glazed window to side aspect.

**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: N/A**

**Maintenance: £565 paid quarterly**

**Lease: 999 years from 2014. 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.