PHIL HALL
ESTATE AGENTS



# Flat 4 Alastair Court 30 Compton Street

Eastbourne, BN21 4EL

**£120,000**

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# Flat 4 Alastair Court 30 Compton Street

Eastbourne, BN21 4EL

Phil Hall Estate Agents welcomes to the market this one-bedroom second floor apartment, ideally positioned in the highly desirable Lower Meads area of Eastbourne. The property enjoys an exceptional coastal setting, located just yards from Eastbourne seafront, while also being within a comfortable walking distance of Eastbourne town centre, mainline train station, theatres, and a wide range of local amenities, making it a superbly convenient and sought-after location.

The apartment is accessed via the communal areas, with stairs rising to the second floor. Upon entering the property, a welcoming entrance hall provides access to all principal rooms, creating a practical and well-balanced layout throughout.

The living room is positioned to the rear of the building, offering a good degree of privacy and a versatile space that could comfortably accommodate both living and dining furniture. Its layout allows for flexible use, ideal for everyday living or entertaining.

Set back from the entrance hall is the separate kitchen, which is fitted with a range of wall and base units with work surfaces over. The kitchen is equipped with a built-in oven, four-ring gas hob with extractor hood above, and provides space for a freestanding fridge freezer, offering a functional and well-organised cooking area.

The double bedroom is side facing and provides a comfortable sleeping space. From the bedroom there is access to the bathroom, which is fitted with a two-piece suite comprising a panelled enclosed bath and vanity wash hand basin. Additionally, the property benefits from a separate cloakroom, accessed from the entrance hall, fitted with a close-coupled WC, adding convenience for residents and guests alike.

Overall, this apartment presents an excellent opportunity to acquire a property in one of Eastbourne's most prestigious residential areas, combining coastal living with easy access to the town's amenities and transport links.











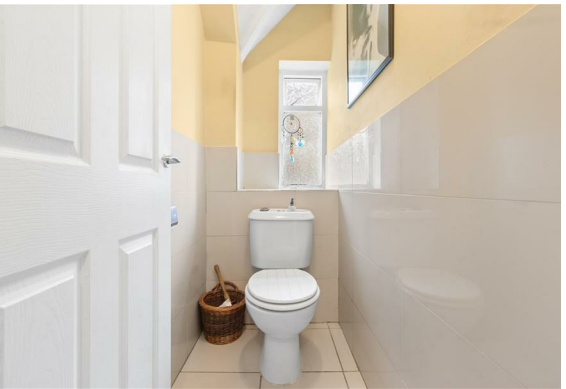












LOCATION, LOCATION, LOCATION
Compton Street is situated in the highly regarded Lower Meads area of Eastbourne, widely considered one of the town's most desirable residential locations. The property is positioned just yards from Eastbourne seafront, offering easy access to the promenade, beaches, and the scenic coastal walks that the area is renowned for.

The location also benefits from excellent convenience, with Eastbourne town centre close by, providing a comprehensive range of shopping facilities, cafés, restaurants, and leisure amenities. The mainline train station is within a comfortable walking distance, offering direct services to London and surrounding areas, making the property well suited for commuters and those seeking a coastal base.

Lower Meads is also home to several of Eastbourne's cultural attractions, including the Congress Theatre, Devonshire Park Theatre, and Winter Garden, along with well-maintained parks and open green spaces. The area is well served by local bus routes and amenities, further enhancing its appeal as a sought-after and well-connected location.

Communal Entrance Hall
Stairs leading to the second floor

Entrance Hall
8'00 x 4'07 (2.44m x 1.40m)

Living Room/Dining Room
15'00 max x 14'08 (4.57m max x 4.47m)

Kitchen
9'04 x 5'03 (2.84m x 1.60m)

Bedroom
10'06 x 7'09 (3.20m x 2.36m)

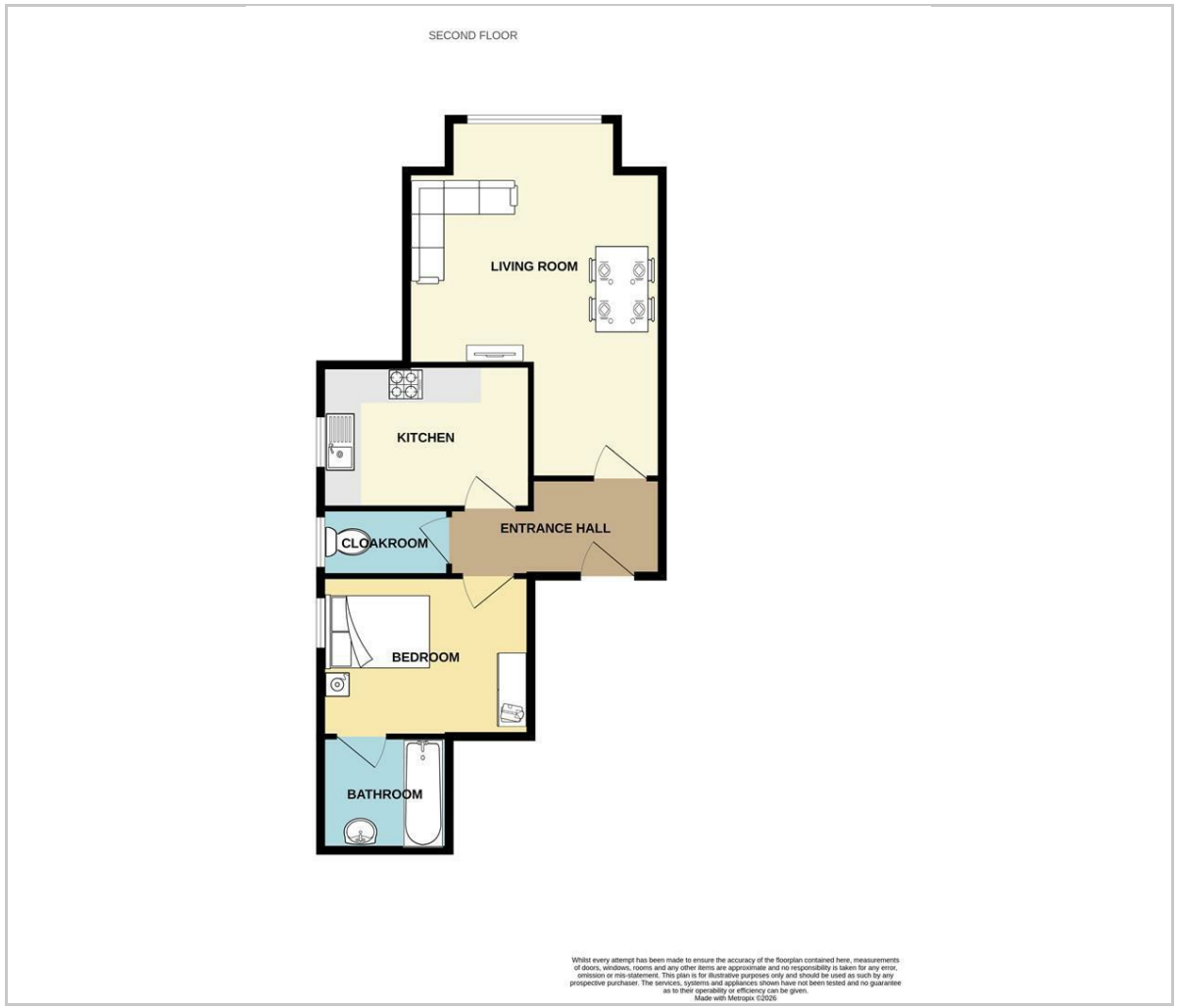
Bathroom
6'05 x 6'01 (1.96m x 1.85m)

Cloakroom
6'03 x 3'00 (1.91m x 0.91m)

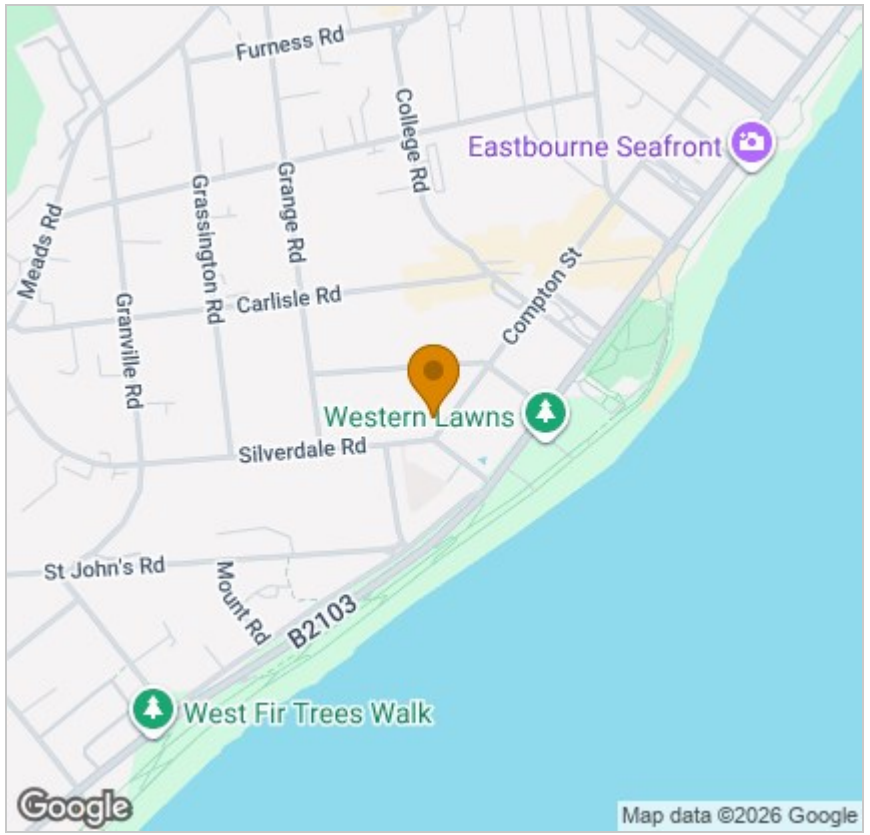
Communal Gardens
Externally, the property enjoys access to extensive communal gardens, which are particularly spacious for the area. The gardens are mainly laid to lawn with established tree borders, offering an attractive and pleasant outdoor environment for residents to enjoy.

Lease Information
We have been advised that the property is leasehold and that there is approx 119 years remaining on the lease, service charge £1200 per annum, ground rent is approx £150 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

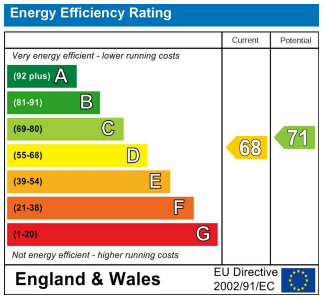
## Floor Plan




## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205
if you wish to arrange a viewing appointment for this property or require further information.

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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