



9 Compton Grange, 63 Silverdale Road, Eastbourne, BN20 7EY

Guide Price £440,000 | Share of Freehold

 **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

Available with no onward chain- A wonderfully spacious three bedroom apartment set within attractive communal gardens in the favoured Lower Meads area of Eastbourne. The apartment is situated on the second floor of a modern purpose-built development created by Berkeley Homes in 2001. The bright and well planned accommodation is set around an impressive reception hall and includes a splendid 22' x 16' triple aspect living room with patio doors opening onto a small balcony. The kitchen is fitted with a comprehensive range of wall and base units beneath contoured work surfaces with integrated appliances that include an oven, microwave, hob, fridge/freezer, washing machine and dishwasher. The three bedrooms are all of generous proportions and the master bedroom has a refitted en-suite shower room, whilst the other bedrooms are served by the family bathroom. Other benefits include gas central heating, sealed unit double glazing and a garage with electric up and over door, in addition to a visitors parking area. Eastbourne town centre, seafront and railway station are approximately a half mile distant.





### At a Glance:

- Three double bedrooms
- 22' x 16' triple aspect living room
- Two bath/shower rooms (one en-suite)
- Fitted kitchen with integrated appliances
- Gas central heating & Sealed unit double glazing
- No onward chain
- Garage
- Balance of 999 year lease and share of freehold

### Accommodation:

**STAIRS & PASSENGER LIFT TO SECOND FLOOR.**

**FRONT DOOR**

**HALL**

**KITCHEN**

13'11" (4.24m) x 13'0" (3.96m) Max

**LIVING ROOM**

22'6" (6.86m) x 16'3" (4.95m) Into Bay

**BALCONY**

**MASTER BEDROOM**

13'9" (4.19m) x 11'10" (3.61m) plus recess and depth of fitted wardrobe.

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

13'0" (3.96m) x 11'0" (3.35m)

**BEDROOM 3**

15'0" (4.57m) x 7'0" (2.13m)

**FAMILY BATHROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**GARAGE**

**RESIDENTS & VISITOR PARKING**

**COUNCIL TAX:**

Band "F"

**EPC:**

'B'

**LEASE:**

999 years from 31/12/2000

**MAINTENANCE:**

To be confirmed

**RESERVE FUND**

To be confirmed

**GROUND RENT:**

Nil

**PETS:**

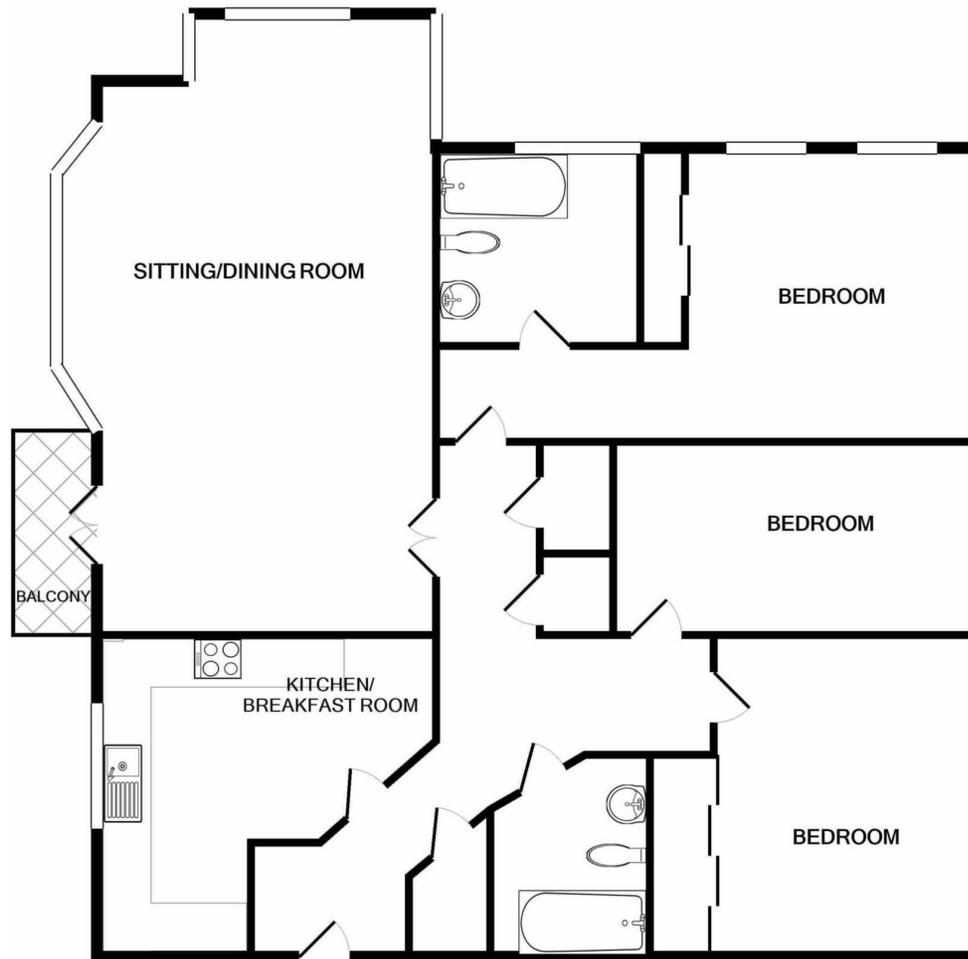
We understand that there are pets in the building.

**SUB-LETTING:**

TBA

(All details concerning the terms of the Lease and outgoing are subject to verification)





TOTAL APPROX. FLOOR AREA 1289 SQ.FT. (119.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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