



Flat 1, The Mansions, 23 Compton Street, Eastbourne, BN21 4AP

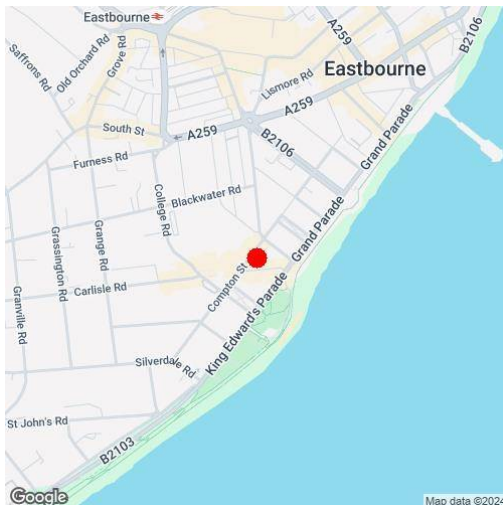
Offers in the Region of £160,000 | Leasehold

LS **Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A beautifully presented and much improved one bedroom ground floor flat with sun balcony situated in this exclusive development constructed approximately 15 years ago by well renowned house builders Berkeley Homes. This delightful apartment is filled with natural light and enjoys views across the well maintained communal gardens. The building has recently undergone substantial maintenance inside and outside and notably an extensive programme of fire precaution works to ensure it is up to current regulations. Accommodation comprises communal entrance hall, private entrance hall with built in storage, spacious sitting/dining room leading to a private sun balcony, kitchen with range of work surface with matching wall and floor units and range of integral appliances. The bedroom is of a good size and benefits from a large fitted wardrobe, there is also a well appointed bathroom with suite comprising panelled bath with shower and glass screen, wash hand basin and low level wc. The property has additional benefits including underfloor heating, double glazing and is offered to the market chain free. Eastbourne's picturesque seafront is a short distance away and a number of excellent theatres are on your doorstep, Eastbourne town centre and mainline railway station are also just a short walk away.





At a Glance:

- Immaculately presented one bedroom ground floor flat
- Close to seafront, town centre, train station and theatres
- Chain free
- Private sun balcony
- Modern fully fitted kitchen
- Well appointed bathroom/wc
- Spacious sitting/dining room
- Well maintained communal gardens
- Double glazing and under floor heating
- 999 year lease from 2005

Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SPACIOUS SITTING / DINING ROOM

17'3" (5.26m) x 15'10" (4.83m) Overlooking communal gardens

SOUTH FACING BALCONY

KITCHEN

11'9" (3.58m) x 6'0" (1.83m)

BEDROOM

11'10" (3.61m) x 9'9" (2.97m)

BATHROOM

OUTSIDE:

WELL KEPT COMMUNAL GARDENS

LEASE:

999 years from 2005

MAINTENANCE:

Approximately £3,000 per year

GROUND RENT:

TBC

PETS:

Allowed

SUB-LETTING:

Allowed

COUNCIL TAX:

Band 'C'

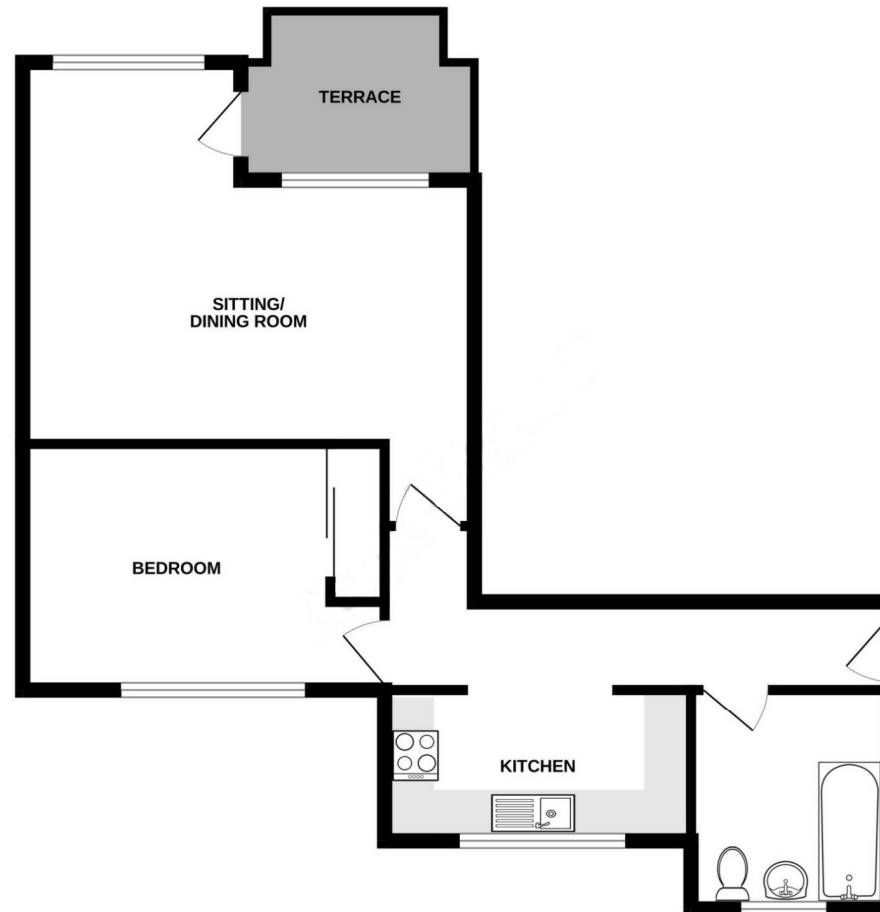
EPC:

'D'

(All details concerning the terms of the Lease & outgoings are subject to verification)



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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