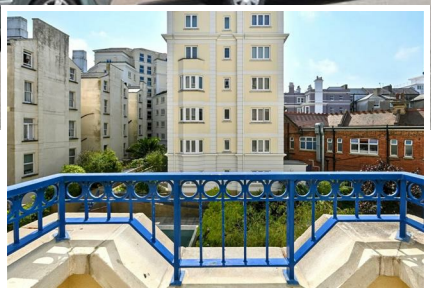
TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 2 Bathroom

Guide Price £190,000 - £200,000



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

Guide Price £190,000-£200,000
JUST REDUCED FOR QUICK SALE, AMAZING VALUE!! An extremely well presented 2 bedroom second floor apartment forming part of this luxurious development built yards from local shops, theatres and Eastbourne's picturesque seafront. Being sold CHAIN FREE the flat benefits from a bay windowed lounge with access to the sun balcony, master bedroom with en-suite shower room/WC and access to the balcony, further bathroom/WC and fitted kitchen with integrated appliances. Further benefits include double glazing, underfloor heating and a secure underground allocated parking space. An internal inspection comes very highly recommended.

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Main Features

- Extremely Well Presented Apartment Yards From Eastbourne Seafront
- 2 Bedrooms
- Second Floor
- Bay Windowed Lounge
- Fitted Kitchen
- Sun Balcony
- En-Suite Shower Room/WC & Modern Bathroom/WC
- Double Glazing & Underfloor Heating
- Secure Underground Allocated Parking Space
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Lift & stairs to second floor private entrance door to -

Hallway
Video entryphone handset. 2 built-in cupboards, one housing hot water cylinder. Inset spotlights. Coved ceiling. Wood effect flooring. Underfloor heating.

Bay Windowed Lounge
18'3 x 11'4 (5.56m x 3.45m)
Television point. Telephone point. Inset spotlights. Wood effect flooring. Underfloor heating. Double glazed bay window. Double glazed door to balcony. Archway to -

Fitted Kitchen
9'6 x 6'3 (2.90m x 1.91m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with stainless steel splashback. Extractor cooker hood. Integrated fridge/freezer and dishwasher. Plumbing and space for washing machine. Built-in microwave. Tiled floor. Inset spotlights. Underfloor heating.

Bedroom 1
11'11 x 10'9 (3.63m x 3.28m)
Coved ceiling. Television point. Telephone point. Fitted wardrobes. Underfloor heating. Double glazed window to rear aspect. Door to en-suite. Double glazed door to -

Balcony
With views over communal courtyard.

Modern 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 floor. Inset spotlights. Extractor fan.

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

Modern Bathroom/WC
White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Wash hand basin with chrome mixer tap. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan. Chrome heated towel rail.

Outside
The development has pleasant communal gardens to the rear.

Parking
The flat benefits from a secure underground allocated parking space.

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
Lease: 999 years from 2004. 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.