



**Flat 17, The Mansions, 23 Compton Street,
Eastbourne, East Sussex, BN21 4AP
£450,000**

Rager & Roberts



Flat 17, The Mansions, 23 Compton Street, Eastbourne, East Sussex,

An outstanding and spaciouly proportioned two bedroom penthouse apartment forming part of this flagship seafront development by Berkeley Homes.

communal entrance lobby • passenger lift • spacious reception hall • 19' sitting room/kitchen • master bedroom suite with shower room/bathroom
2nd double bedroom • luxurious bathroom • 3 areas of southerly balcony • underfloor heating • undercover parking bay

Description

An outstanding and spaciouly proportioned two bedroom penthouse apartment forming part of this flagship seafront development by Berkeley Homes. The immaculately presented and generously proportioned accommodation secures a southerly aspect from all of the principal rooms, there are also views toward the sea. A particular feature of this fine apartment is the 19' x 19' open plan sitting room/kitchen with luxurious fitted kitchen area with range of integrated Miele appliances. An early appointment to view is strongly recommended to appreciate the high quality of this apartment and its fine location.

Location

The Mansion is enviably situated just off Eastbourne's seafront and conveniently placed for Eastbourne's main shopping thoroughfare and range of theatres. There are main line rail services from Eastbourne to London Victoria and to Gatwick. Cultural facilities in the area include the theatres and world class opera at nearby Glyndebourne. Sporting facilities in the Eastbourne area include three principal golf courses and one of the largest sailing marinas on the south coast.

Communal front door to communal Entrance Hall with video entry phone system, passenger lift or stairs rise to the sixth floor (top) landing. Private front door to

Spacious Reception Hall with wood effect flooring, skylight, underfloor heating, deep store cupboard housing the hot water cylinder, further large store cupboard with space and plumbing for washing machine and tiled floor, video entry phone, double doors to

Magnificent Sitting Room/Kitchen 19'1" x 19'2" (5.82m x 5.84m) affording a southerly aspect, underfloor heating, Fujitsu air conditioning system, doors to two areas of southerly Balcony. The kitchen area is fitted with an extensive range of granite working surfaces with soft closing drawers and cupboards below and matching range of wall cabinets over, sink unit with mixer tap, range of integrated Siemens appliances including the eye level fan oven with combination microwave and oven above, dishwasher and fridge/freezer, five ring induction hob with granite worktop, filter hood over, island unit with further cupboard space and breakfast bar, tiled floor, underfloor heating.

Master Bedroom suite comprising Bedroom 1 14'6" x 13'6" (4.42m x 4.11m) including the depth of the built in wardrobe cupboards but excluding the deep door recess, underfloor heating, sea view, door to Southerly Balcony and door to

Spacious en suite Shower Room/Bathroom luxuriously fitted with white suite comprising large shower unit with wall mounted fittings, panelled bath with shower attachment, wash basin, heated towel rail, tiled floor.

Bedroom 2 13'2" x 8'9" (4.01m x 2.67m) with sea view, underfloor heating.

Large Bathroom fitted with white suite comprising panelled bath with shower over, wash basin, wc, tiled floor, underfloor heating.

Outside

A fine feature of this apartment are the three areas of southerly balcony, two of which secure sea views. The mansions also provides well maintained communal gardens and grounds provided for the enjoyment of the residents.

Large undercover Parking Bay situated below the building and access via automatic door.

Tenure Leasehold

TOWN CENTRE OFFICE

36 Cornfield Road
 Eastbourne BN21 4QH
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 Fax: 01323 430144

OLD TOWN OFFICE

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 Eastbourne BN21 1RS
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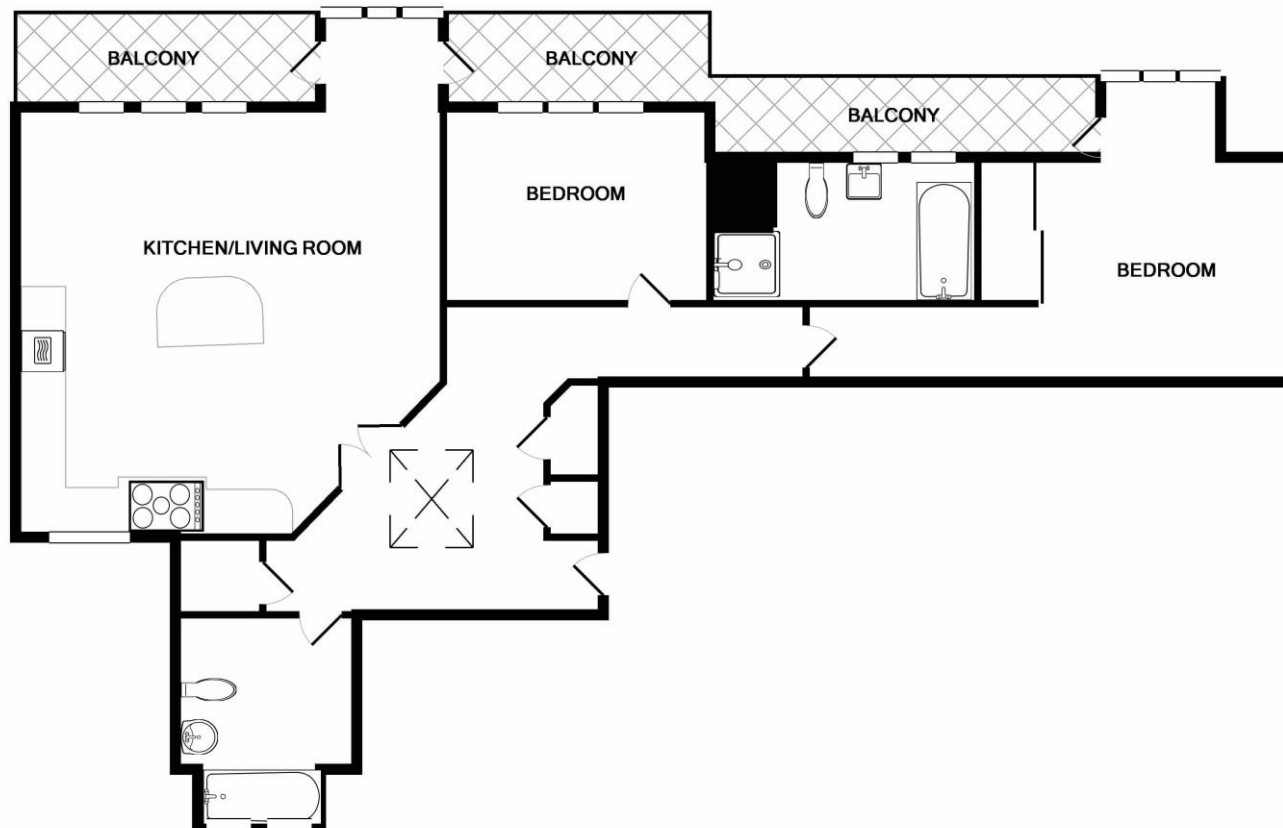
ALFRISTON

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.