

HUNT FRAME

ESTATE AGENTS



1 Alistair Court, 30 Compton Street, Eastbourne, BN21 4EL

£250,000



REQUIRING MODERNISATION. CHAIN FREE. A spacious, split level, two bedroom converted apartment with PRIVATE REAR GARDEN. Conveniently located within a short distance of the seafront and town centre, with a parade of local shops even closer at hand.



PRIVATE FRONT DOOR

Entrance lobby with timber panelled door, further part glazed door to:

RECEPTION HALL

16'10 x 7'7 (5.13m x 2.31m)

Window to side, radiator. Stairs descending to cellar, and ascending to communal hall.

LIVING ROOM

18'6 into bay x 13'10 (5.64m into bay x 4.22m)

Sash bay window to rear overlooking private garden. two radiators, marble effect fire surround.

Stairs from the Living Room, descending to:

BEDROOM

19' x 11'4 narrowing to 6'3 (5.79m x 3.45m narrowing to 1.91m)

Window to side and double glazed French doors opening to rear garden. Two radiators, fitted wardrobes.

BATHROOM

Window to side, radiator. Suite comprising panelled bath with shower attachment, low flush wc, hand basin with vanity cupboard. Airing cupboard housing gas boiler.

Accessed from the reception hall:

KITCHEN BREAKFAST ROOM

Sash windows to front, radiator. Fitted with a range of wall and base mounted units with single drainer stainless steel sink unit, work surfaces and tiled splash backs. Electric cooker point, appliance spaces.

UTILITY

9'1 x 4'11 (2.77m x 1.50m)

Radiator, storage cupboard, plumbing for washing machine.

CLOAKROOM

Low flush wc, pedestal hand basin, radiator, extractor fan.

BEDROOM

11' x 10' (3.35m x 3.05m)

Sash window to front, radiator.

Stairs from the Reception Hall, descending to:

CELLAR

15'6 x 12'2 and 7'6 x 4'6 (4.72m x 3.71m and 2.29m x 1.37m)

Door to rear garden at half landing. With two principle storage rooms.

REAR GARDEN

50' x 50' approximately (15.24m x 15.24m approximately)

With patio, lawn and shrubs, walled and fenced, with gate providing access onto communal lawned gardens.

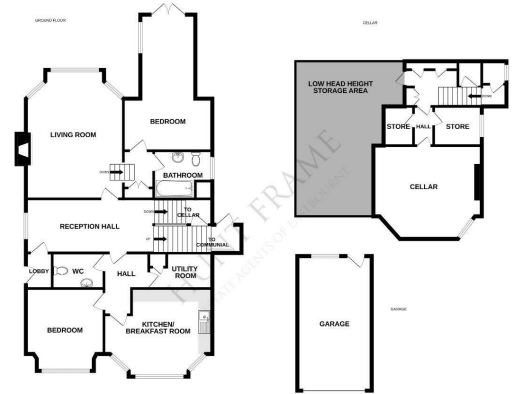
TENURE AND OUTGOINGS

Council Tax Band C

Lease 125 years (TBC)

Ground Rent Nil (TBC)

MAINTENANCE £1100 Per Annum, including building insurance (TBC)



While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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 condition or efficacy can be given. Made with Letmap 1.0.0.2

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 60, Potential 71

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.