



9-11 Compton Street
Eastbourne, BN21 4AN

£120,000



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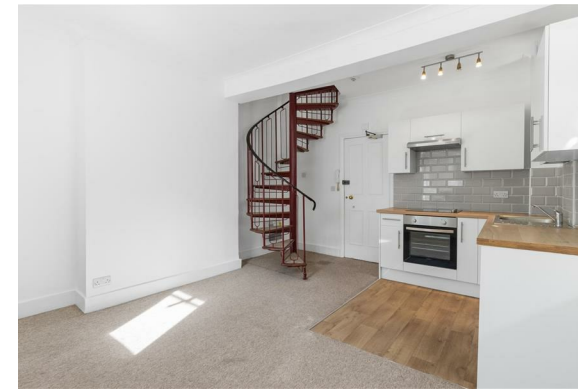
Eastbourne, BN21 4AN

Phil Hall Estate Agents brings to the market this well-presented two-storey, one-bedroom apartment, ideally positioned in the heart of Eastbourne, just a stone's throw from the picturesque seafront. Offered to the market chain free, this charming home provides an excellent opportunity for first-time buyers, buy-to-let investors, or those seeking a conveniently located coastal retreat. Eastbourne's vibrant town centre, with its excellent range of shops, cafés, restaurants and leisure facilities, is within easy walking distance, as is the mainline railway station offering direct links to London and Brighton.

The property is accessed via a well-maintained communal entrance, with stairs rising to the first floor where the apartment is situated. Upon entering, you are welcomed into a bright and spacious open-plan living area, enhanced by its double-aspect windows which flood the room with natural light throughout the day. This inviting space offers ample room for both lounge and dining furniture, creating an ideal setting for relaxing or entertaining.

The kitchen has been thoughtfully designed to complement the living space and is fitted with a range of wall-mounted and matching base units with work surfaces over. It comes complete with a built-in oven and hob, together with designated space for a freestanding washing machine and fridge/freezer, providing everything required for modern-day living.

A delightful spiral staircase creates an attractive feature within the living area and leads to the upper floor, adding character and making excellent use of the accommodation. Upstairs, the generously proportioned double bedroom offers a peaceful retreat with plenty of space for bedroom furniture, while the modern shower room is fitted with a walk-in shower cubicle, low-level WC and wash hand basin, all finished in a contemporary style.





LOCATION, LOCATION, LOCATION

Compton Street enjoys a highly convenient and sought-after central position, just moments from Eastbourne's award-winning seafront and beautiful promenade, where residents can enjoy scenic coastal walks, the beach, and a variety of cafés and eateries. The property is also within easy walking distance of Eastbourne's vibrant town centre, offering an excellent selection of high street retailers, independent boutiques, restaurants, bars, and leisure facilities.

Eastbourne's mainline railway station is close by, providing regular services to London Victoria, London Bridge, Gatwick Airport and Brighton, making the location particularly appealing to commuters and those looking for excellent transport links. The nearby Beacon Shopping Centre further enhances the area's appeal with its range of popular shops and restaurants, while the historic Victorian pier, Devonshire Park, theatres, and Towner Eastbourne art gallery are all within easy reach.

With its superb combination of coastal living, excellent local amenities, and outstanding connectivity, Compton Street is perfectly positioned for those seeking to enjoy the very best of Eastbourne's lifestyle.

Communal Entrance Hall
Stairs leading to the first floor.

Living Room/Kitchen
15'03 max x 12'10 (4.65m max x 3.91m)

Bedroom
15'04 max x 12'10 max (4.67m max x 3.91m max)

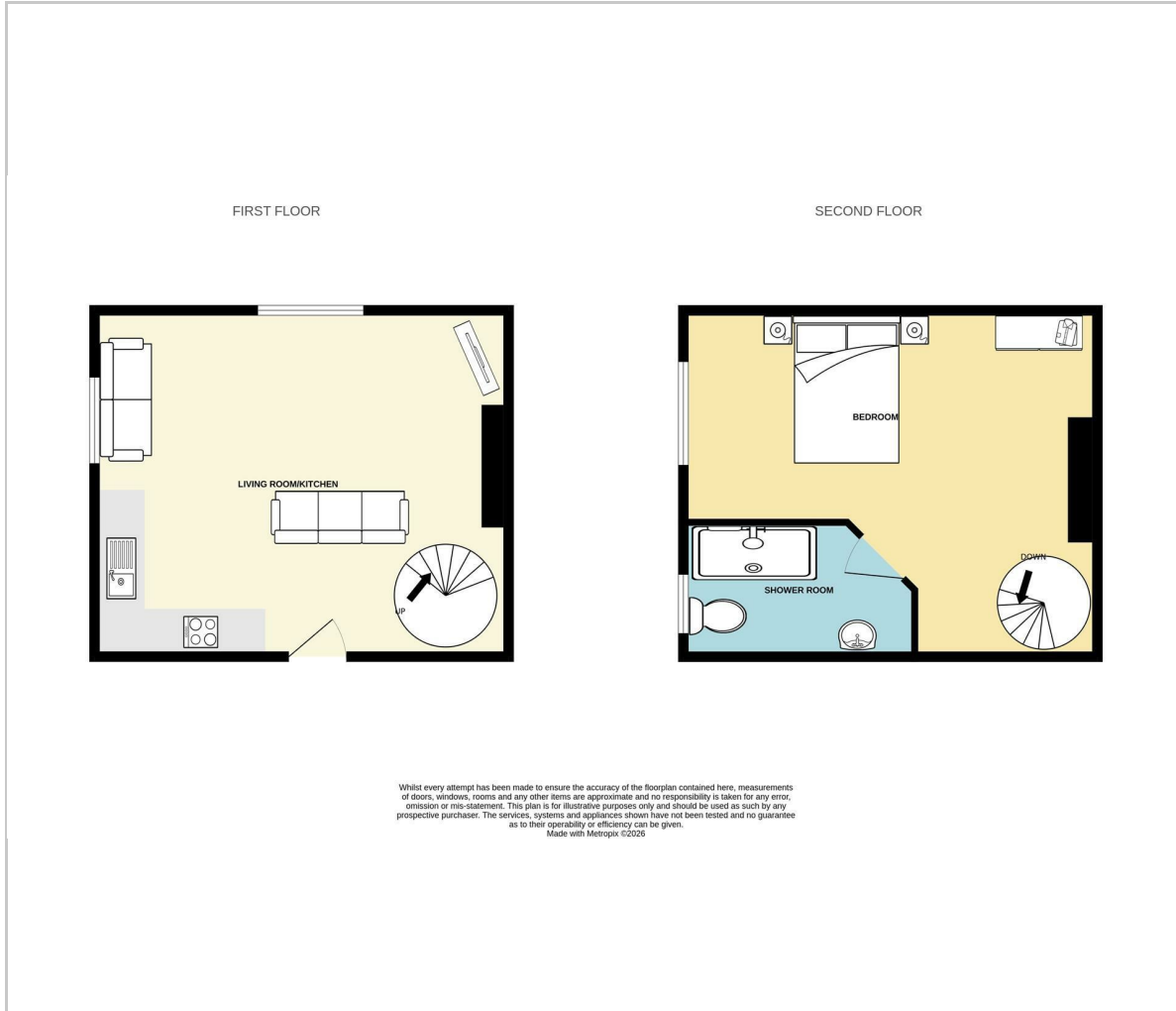
Shower Room
7'02 x 5'07 (2.18m x 1.70m)

Lease Information

We have been advised that the property is leasehold and that there is approx 150 years remaining on the lease, service charge is £1,569 per annum, and the ground rent is £35 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

