



OAKFIELD



Compton Street, Eastbourne, BN21 4AN

Asking Price £220,000



## Compton Street, Eastbourne, BN21 4AN

Perfectly positioned in the heart of Eastbourne town centre, just a stone's throw from the seafront, this well-presented two-bedroom third-floor flat offers spacious and comfortable living with the benefit of lift access.

The property features a welcoming entrance hallway leading to a bright and generously sized living room, ideal for both relaxing and entertaining. Adjacent is a fitted kitchen equipped with a range of wall and base units, integrated appliances, and ample worktop space with views out to the Downs.

There are two double bedrooms, both well-proportioned, with the main bedroom benefiting from fitted wardrobes and a private en-suite bathroom. A separate shower room serves the second bedroom and guests, providing additional convenience.

Further benefits include gas central heating, double glazing throughout, and on-road permit parking. The flat is situated within a well-maintained building that offers both security and ease of access via a lift.

Ideally located for access to Eastbourne's excellent range of shops, cafés, restaurants, and leisure facilities, the property is also within easy reach of the mainline railway station, offering regular connections to London, Brighton, and surrounding areas.

With its generous layout, modern amenities, and superb coastal location, this property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a stylish and convenient home by the sea. The property is being sold with a share of the freehold and **CHAIN FREE!**





### Living Room

16'9" x 14'3" (5.11m x 4.35m)

### Kitchen

10'6" x 8'1" (3.20m x 2.46m)

### Bedroom One

9'9" x 11'7" (2.97m x 3.53m)

### En-suite Bathroom

### Bedroom Two

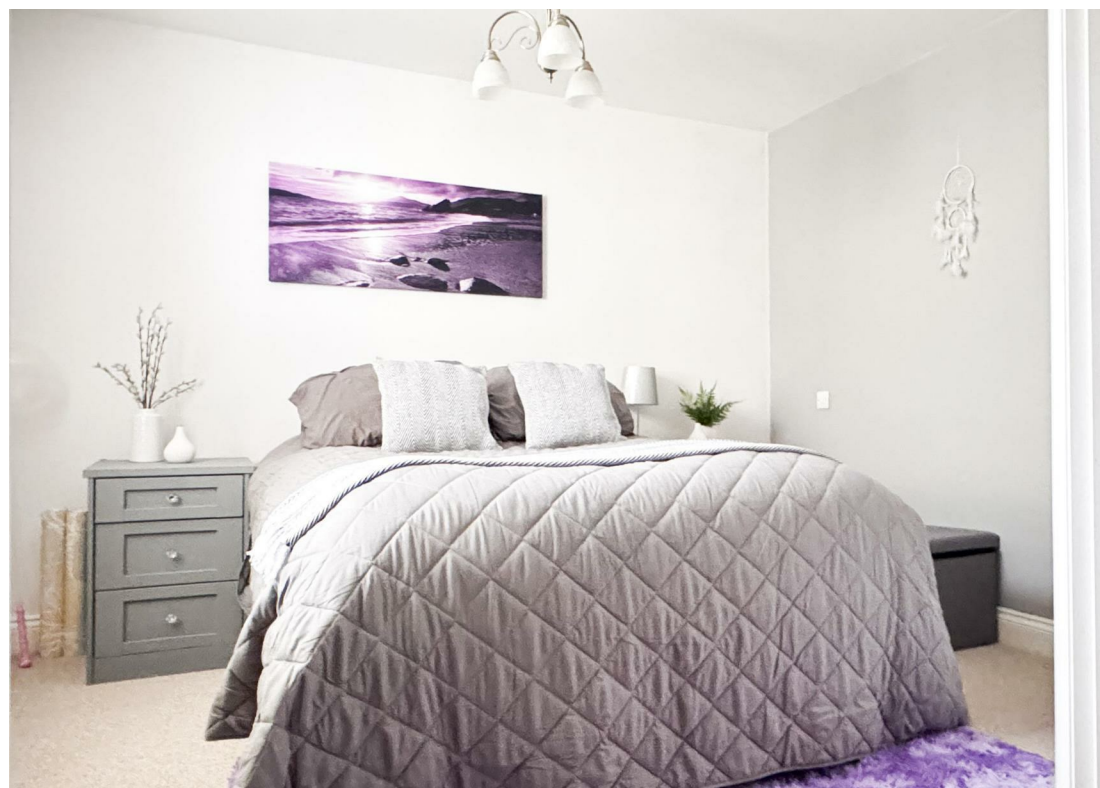
10'2" x 10'5" (3.1m x 3.18m)

### Shower Room

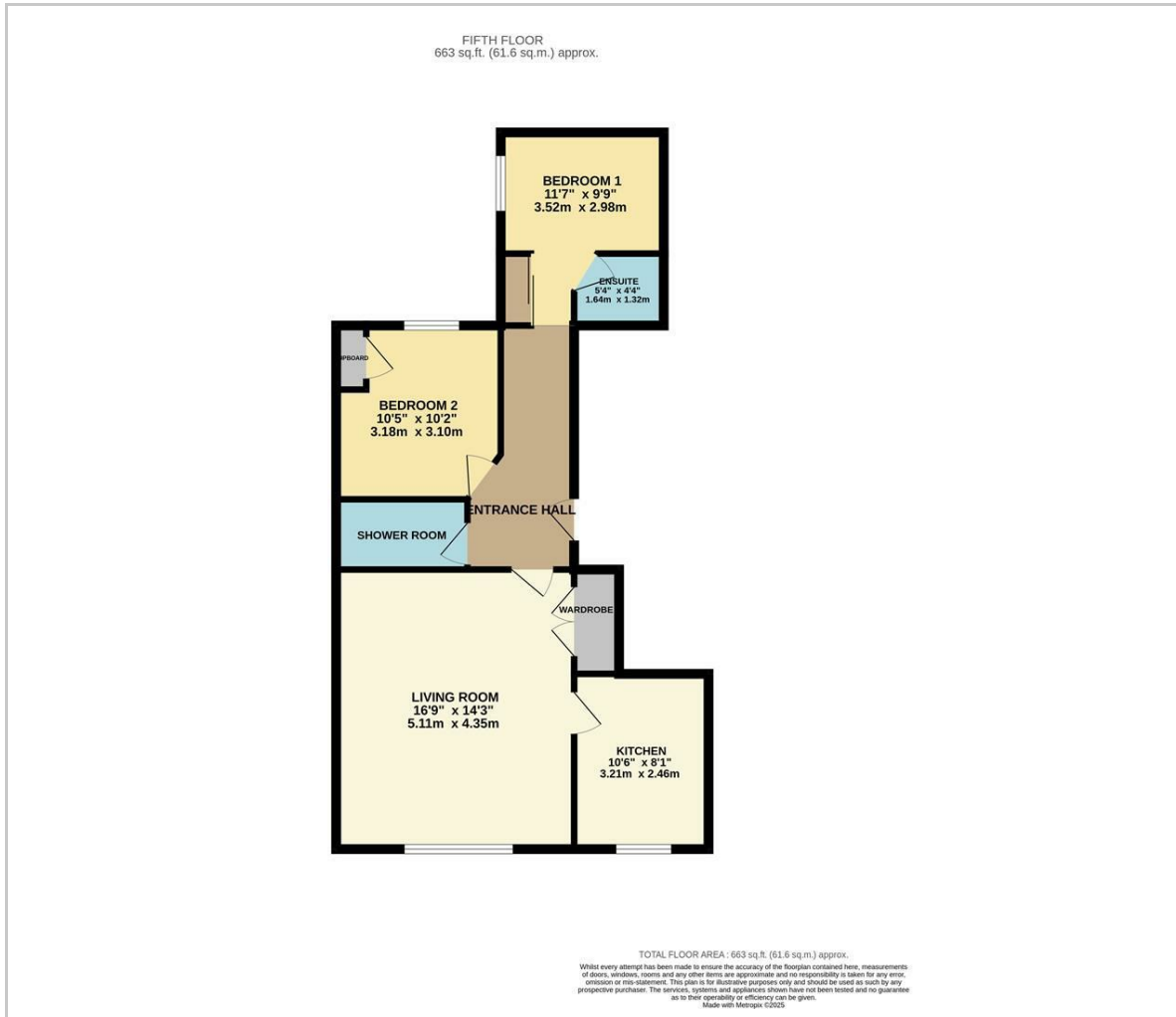
**Council Tax Band B - £2,064.44 Per Annum**

### Leasehold information

The seller advises that the property is offered as a leasehold share of freehold and has approximately 980 years remaining on the lease. The service charge is approximately £2,243.238 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

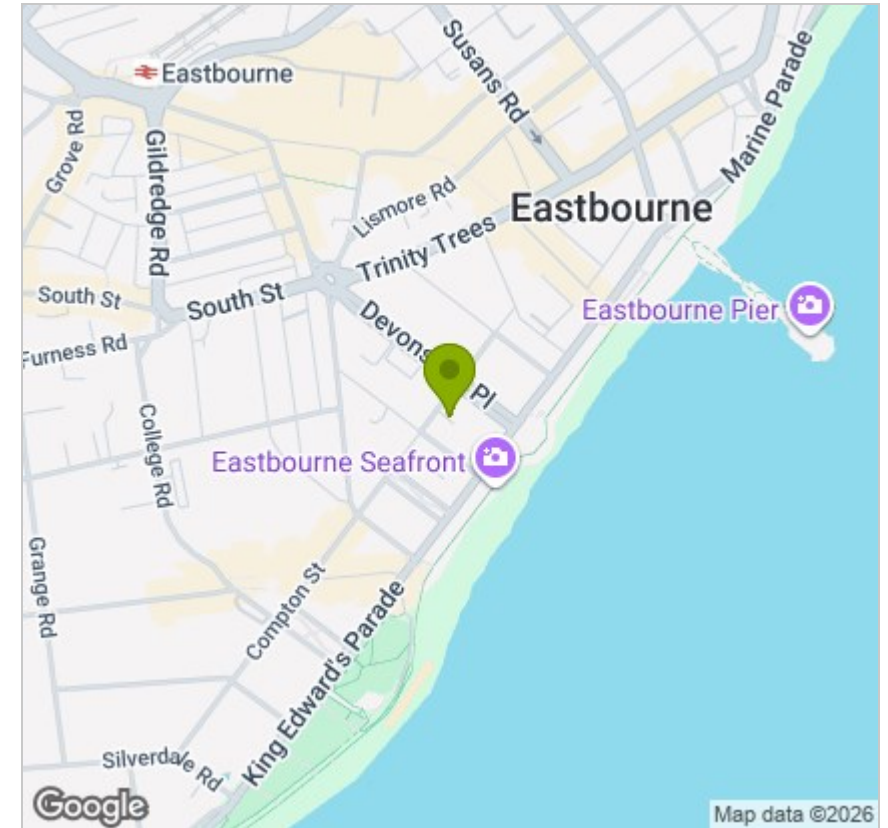


## Viewing

Please contact us on 01323 723 500 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.

## Area Map



## Energy Efficiency Graph

