



Flat 1, 6 Carmine Court, Compton Street, Eastbourne, East Sussex BN21 4DQ





This beautifully appointed apartment offers an exceptional blend of style and comfort. Featuring two spacious double bedrooms, both opening onto a private garden via sleek sliding doors, the home provides a serene retreat. The principal suite benefits from a well-equipped en-suite, complemented by a sophisticated main bathroom. A thoughtfully designed kitchen, complete with high-quality integrated appliances, flows effortlessly into the living space. Warm oak flooring, enhanced by underfloor heating, ensures both elegance and practicality. Carefully selected details, such as oak doors and chrome fittings, add a refined touch throughout. An excellent opportunity to acquire a distinguished home, combining contemporary design with timeless appeal. Continue reading to discover further enchanting details of this prestigious home.

- HALLWAY
- OPEN PLAN LOUNGE/KITCHEN
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BATHROOM

## Description

AP Estate Agents are proud to present this exquisitely appointed luxury apartment, a distinguished residence that effortlessly commands attention. Boasting two generously proportioned double bedrooms, each elegantly linked to a private garden through sleek sliding doors, this home offers an unrivalled sense of space and serenity. Complemented by two beautifully designed, fully equipped bathrooms, a great example of sophisticated style and functionality. The living space is open plan with a bay of almost floor to ceiling windows bringing lots of light into the room, this space seamlessly flows into a contemporary design Kitchen, featuring top-of-the-range integrated appliances set within a flawlessly finished space. Throughout the apartment, sumptuous warm oak flooring is enhanced by the discreet luxury of underfloor heating—an indulgent touch that seamlessly blends elegance with practicality. It is the finer details that truly distinguish this property; oak doors lend a timeless grandeur, while stylish chrome light fittings and plug points reinforce the commitment to refined aesthetics. A residence of distinction, this apartment is an exceptional opportunity to embrace unparalleled elegance.

### INSIDE THE PROPERTY

This property offers the convenience of two separate entry points. Residents can access the building via the communal entrance, which includes a lift descending one level for ease of access. Alternatively, for a more private approach, steps at the front of the building lead directly to a dedicated entrance, opening into your own hallway for an added sense of exclusivity and independence.

Upon entering, you are welcomed by a spacious inner hallway that seamlessly connects all rooms within the property. The living room is a wonderfully bright and inviting space, enhanced by near floor-to-ceiling bay windows that flood the area with natural light, creating an ideal setting for both relaxation and dining. The kitchen is a striking feature of the home, impeccably finished with sleek black gloss units and stainless steel accents. The slightly darker butcher block worktops complement the stylish oak flooring, while kickboard lighting adds an extra touch of sophistication. A well-designed breakfast bar subtly divides the space, housing an integrated fridge and freezer. Other high-specification appliances include an integrated washing machine, dishwasher, microwave, electric oven, induction hob, and extractor.

The hallway incorporates a generous storage cupboard, thoughtfully designed to maximise space and also discreetly house the newly updated boiler system. Further along, the principal bedroom is impressively proportioned, offering ample room for furnishings and enhanced by a built-in storage cupboard. Sliding doors lead directly into a secure private garden—an exquisite feature perfect for enjoying warm summer evenings and the refreshing coastal air. The en-suite bathroom to the main bedroom is stylishly appointed, fully tiled for a sleek finish. It includes a wall-mounted basin, concealed flush WC, and a walk-in shower enclosure complete with both a drenching shower head and handheld attachment, providing a luxurious and practical addition to this room. Bedroom 2 is generously proportioned, offering the same desirable feature of sliding doors leading to a private garden, creating a serene and inviting retreat. Ideal for guests, this room ensures comfort and convenience, with easy access to the main bathroom just across the hall. The bathroom is beautifully finished, fully tiled in a high-gloss design that reflects the soft glow of spotlights, enhancing the sense of space and light. A panelled bath with an overhead shower provides the flexibility of both bathing and showering options. The stylish cabinetry offers practical storage solutions with integrated shelving and cupboards, while the sleek countertop wash basin and concealed-flush WC complete the space with modern elegance.











## OUTSIDE

This property enjoys the rare advantage of both front and rear outdoor spaces, offering an opportunity to create your own personal retreat. The front courtyard, although technically communal, is used exclusively for access to this apartment, allowing the current vendor to introduce charming potted plants that bring a touch of greenery to the lounge window. This space could easily be transformed further to enhance its welcoming feel. To the rear, a private garden, accessible solely through the apartment, presents an exciting blank canvas for creative landscaping. The tiered layout, featuring contained planting areas and central steps, offers endless possibilities for the discerning gardener or outdoor enthusiast. Whether envisioning cascading greenery illuminated by subtle up lighting or designing a tranquil sanctuary for relaxation, this space provides the perfect foundation for crafting an inspired and individual outdoor haven.

## LOCATION

Nestled in the heart of Eastbourne's sought-after Meads area, Compton Street offers a prime location just moments from the town's stunning coastline and vibrant amenities. Residents can enjoy easy access to Eastbourne Pier, the Towner Art Gallery, and the South Downs National Park, providing a perfect blend of seaside charm and cultural attractions. Transport links are excellent, with Eastbourne Railway Station just 0.7 miles away, offering direct services to London Victoria in approximately 90 minutes. The A27 provides convenient road access to nearby towns, including Lewes (14 miles), Brighton (19 miles), and Maidstone (36 miles). Local conveniences include Eastbourne College, boutique shops, and a variety of cafés and restaurants, all within walking distance. With its combination of coastal beauty, strong transport connections, and thriving community, Compton Street is an ideal location for those seeking both tranquillity and accessibility.

## DIRECTIONS

<https://w3w.co/crew.random.prone>

**Local Authority:** Eastbourne

**Services (not checked or tested):** Mains Water, Gas, Electric and Drainage

**Tenure:** Share of Freehold

**EPC:** EPC Rating B

**Council Tax Band:** D

Offers in Excess of £350,000

Viewings

By Appointment Only

AP Estate Agents

30-34 North Street, Hailsham, East Sussex, BN27 1DW

E: [info@apestateagents.co.uk](mailto:info@apestateagents.co.uk)

W: [www.apestateagents.co.uk](http://www.apestateagents.co.uk)

T: 01323 382002







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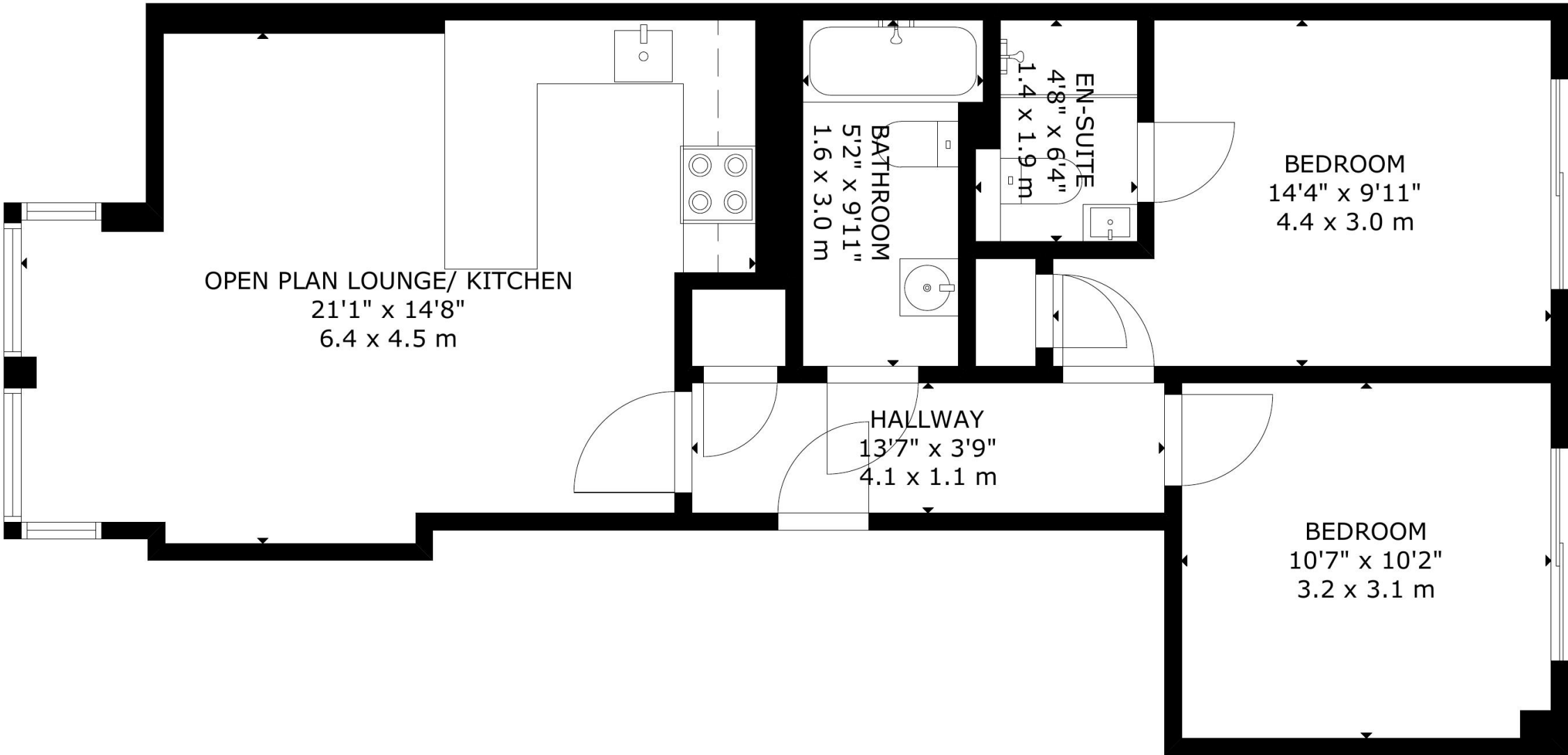
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FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 63 m<sup>2</sup>/674 sq.ft  
FLOOR 1: 63 m<sup>2</sup>/674 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

