



ALL SAINTS  
EASTBOURNE

NO. 20 – EAST WING



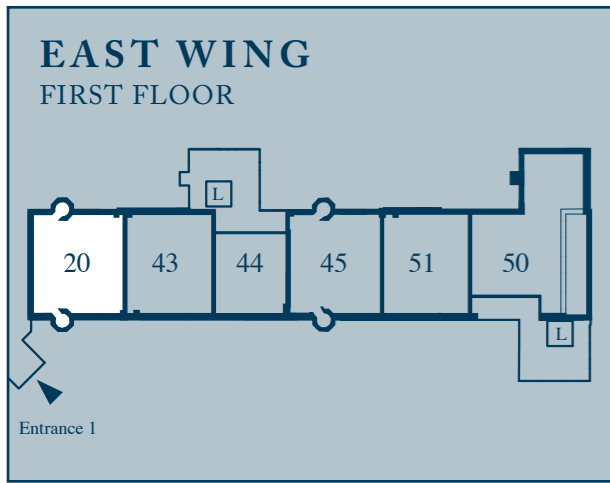
LUXURY LIVING

# NO. 20



## This mezzanine home has many period features throughout its entire living space.

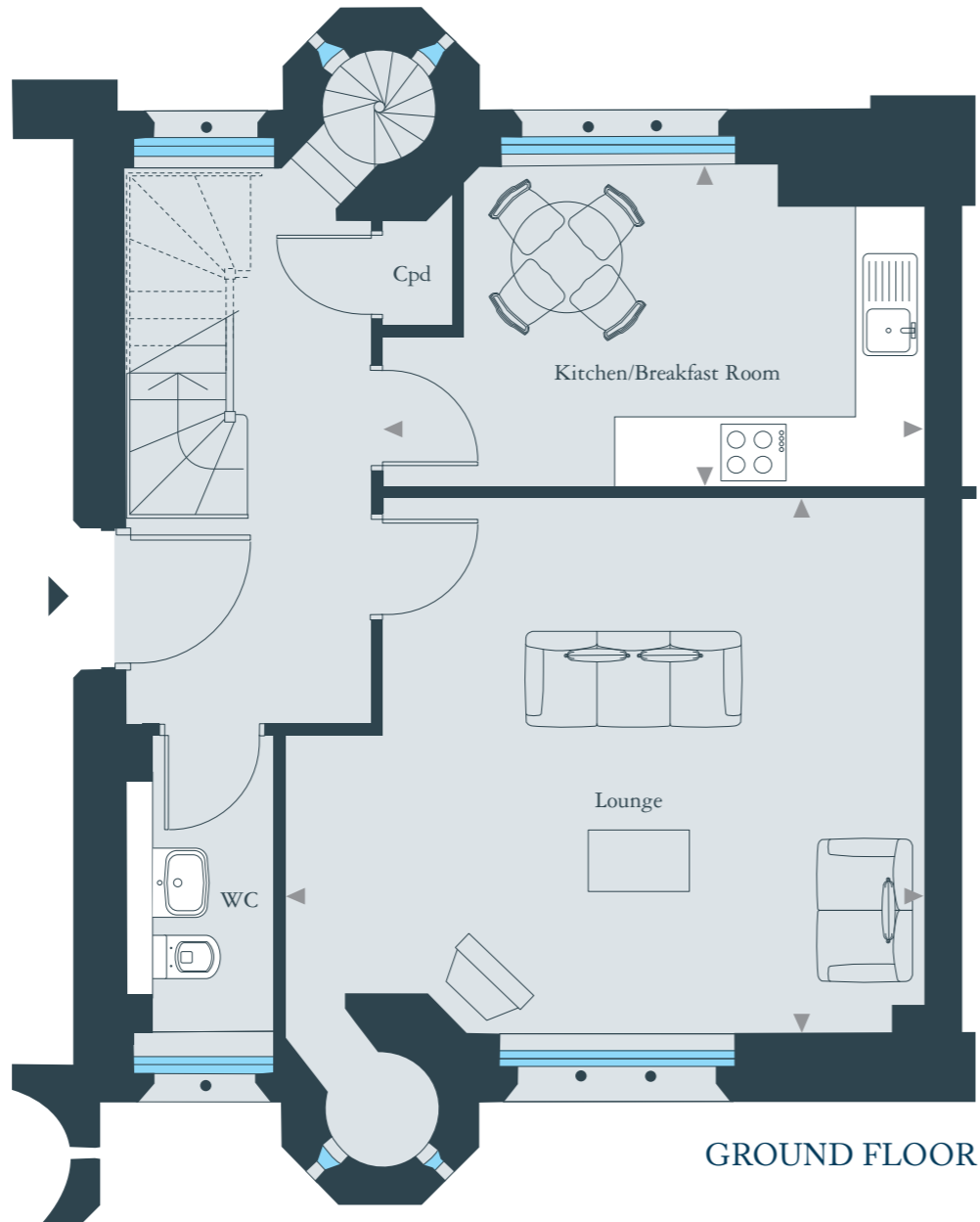
As well as the main staircase, the entrance hall boasts an original spiral staircase, including arrow slit windows which lead to the mezzanine landing above. On entering the spacious living room, fully restored timber sash windows which are set within original stone tracery surrounds through which, you can enjoy the view of the sea and impressive driveway. Furthermore, there is a second turret feature with arrow slit windows which commands pride of place in the lounge. The separate kitchen/breakfast room, with further feature windows, enjoys views of the driveway. The turret continues from the living room above into the ensuite which has been intelligently transformed into a shower. Both bedrooms boast views and include period timber beams and feature windows.



**DIMENSIONS**

<b>Living Room</b>	5530mm x 4620mm	18'2" x 15'2"
<b>Kitchen/Breakfast Room</b>	4690mm x 2790mm	15'5" x 9'2"
<b>Bedroom 1</b>	4880mm x 3990mm	16'0" x 13'1"
<b>Bedroom 2</b>	3420mm x 3330mm	11'3" x 11'0"

- KEY**
- ◀▶ Depicts measurement points
  - WM Space and plumbing for washing machine
  - HWC Hot water cupboard
  - Cpd Cupboard



## Home features and fittings

- STYLISH KITCHEN COLLECTION**
- Smoked oak base units marry beautifully with cream high gloss touch control wall units and feature chrome sockets and switches to complete the design
  - Composite stone work tops, upstands and splash back and undermounted stainless steel sink complement the quality kitchen beautifully
  - A collection of appliances including touch control ceramic hob, integrated stainless steel single oven and combination microwave ensure ease of use. An integrated fridge freezer and dishwasher complete the suite of essential appliances

- HOME ENTERTAINMENT AND COMMUNICATIONS**
- Your video or DVD player, digital or satellite decoder can be received at any TV point. Please note adaptors may be required
  - Digitally compatible TV aerial points wired to living room, dining room, kitchen/breakfast room and all bedrooms
  - Wired for satellite and Sky+ Multi-room link
  - Wired for Computer Networking facility
  - Star wiring allows up to 4 ISDN and ADSL compatible telephone lines to be provided to your home

- DECORATION AND INTERNAL FINISHES**
- A bespoke wardrobes designed to compliment the individual style of bedroom 1
  - The home has been fitted with wood laminate to hall, living/dining and kitchen areas and carpeted in all other areas

- HEATING**
- Electric heating & mains pressure hot water
  - Electric underfloor heating throughout
  - Chrome towel radiators to all bathrooms

- QUALITY BATHROOM AND EN SUITE COLLECTION**
- Villeroy & Boch wall hung basin and WC with concealed cistern
  - Thermostatically controlled bath/shower mixer
  - Walk-in shower with fixed glass panel to both en suites
  - Telescopic hand held shower mixer to bath
  - Inset mirrored and shelved cabinet with light and shaver socket to both en suites

- ELECTRICAL INSTALLATION**
- Downlighters throughout
  - Low energy downlights to hall, landing and bedrooms
  - Low voltage under wall unit lighting to kitchen

- MANAGING AGENT**
- A Managing Agent will be appointed to oversee the running of the development after residents have moved in
  - For details of estate and ground rent charges, ask for details from The Berkeley representative

The scheme is not a newly built development but is the conversion and refurbishment of an existing building. Therefore, in seeking to retain the character and preserve original features, it should be noted that certain items, including windows and doors may not be replaced. The purchaser's attention is drawn to the fact that in continually striving to improve its product, Berkeley reserves the right to alter any part of the Specification without notice provided that any such change shall not diminish the value of the property.

Photography depicts All Saints refurbished apartments and building, show apartment interiors and indicative views.



## Welcome to Luxury Living

At All Saints every home has its own unique ambience and original features. Original stone arched windows, high ceilings and in most cases open plan space, help to provide both light and spacious environments. Attention to details, both old and new, are at the heart of the All Saints renovation. So while retaining many original features, restoring them to their former glory, we've also provided you with the latest appliances to ensure a sense of modern luxury living. Beautifully designed Bathrooms and Kitchens that make life that much easier and more enjoyable. All Saints truly is the best of old and new. And no detail has been overlooked. With a stunning location and your own Concierge Services, All Saints is the perfect backdrop to the life you want to live.



For more information  
about this home please call

**01323 749521**

[www.allsaints-eastbourne.co.uk](http://www.allsaints-eastbourne.co.uk)



Apartment layouts provide approximate measurements only and furniture layouts are indicative. They are not necessarily shown in scale to each other. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance sizes or items of furniture. All dimensions are approximate and are subject to alteration and amendment at any time. All kitchen measurements are wall to wall, any cabinets are inclusive within the measurement.

**Berkeley**  
Designed for life