



ALL SAINTS
EASTBOURNE

NO. 3 – NORTH WING



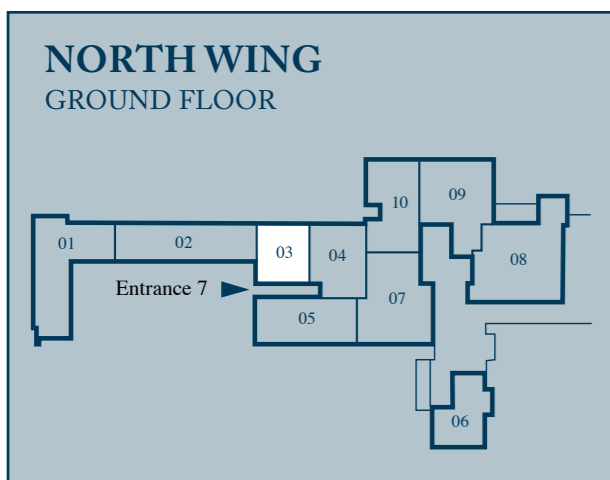
LUXURY LIVING

NO. 3



Located in the North Wing and situated off the communal landscaped courtyard, this carefully refurbished home offers a unique living space.

From the original cloistered walkway, this home is entered through a fully restored entrance hallway boasting original exposed brickwork and arched detailing. To the ground floor the living space has high ceilings and large stone mullions windows, a double bedroom and ensuite shower room. The gothic styled staircase with twisted ironwork rises to the double aspect main double bedroom which is vaulted and features original beams, fitted wardrobes and an ensuite bathroom.



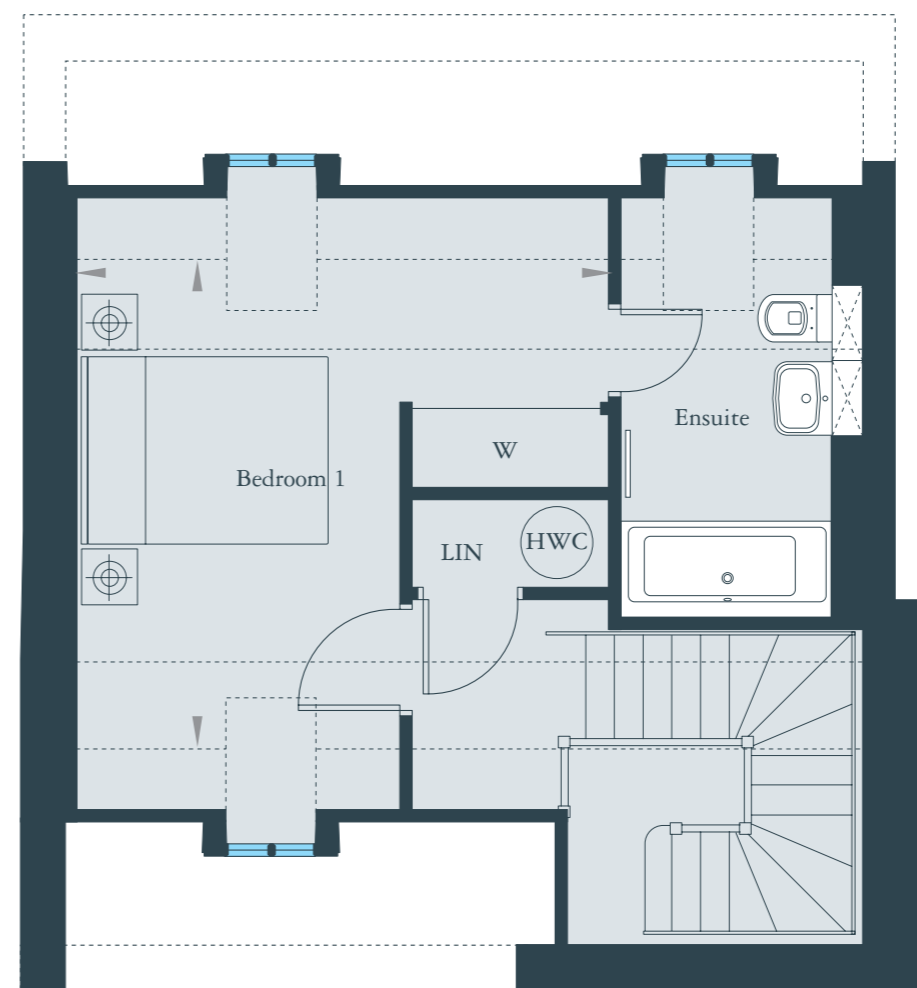
DIMENSIONS

Living/Dining Room 4450mm x 3580mm	14'7" x 11'9"
Kitchen 3280mm x 1950mm	10'9" x 6'5"
Bedroom 1 4290mm x 3980mm	14'1" x 13'1"
Bedroom 2 3050mm x 2660mm	10'0" x 8'9"

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



GROUND FLOOR



FIRST FLOOR

Home features and fittings

INDIVIDUALLY DESIGNED KITCHEN

- Contemporary Italian styled kitchen incorporating high gloss finish doors and glass splash back
- Stainless steel fan assisted oven (Energy Rated A)
- Ceramic hob with touch controls
- Integrated fridge/freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated AAA)
- Integrated washer/dryer
- Stainless steel sink with chrome mixer tap
- Chrome power sockets above worktops

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Villeroy & Boch suites and Hansgrohe brassware
- Inset mirrored cabinet to bathroom and ensuite
- Walk-in shower with thermostatic shower
- Bath with central filler and concealed controls
- Wall hung WC with chrome dual flush plate, concealed cistern and soft close seat
- Ceramic wall tiles to selected areas with stone surfaces
- Ceramic floor tiles with tiled skirting

HEATING, ELECTRICAL & LIGHTING

- Energy efficient electric under floor heating
- Mains pressure hot water
- Downlights to kitchen, hall and all bathrooms
- Low energy under wall unit lighting to kitchen
- Low energy under cabinet lighting to all bathrooms

HOME ENTERTAINMENT & COMMUNICATIONS

- Communal aerial system with digitally compatible TV/FM and Sky Plus points to living room, kitchen and all bedrooms
- Your video or DVD player, digital or satellite decoder can be received at any TV point. On installation a distribution amplifier will be required.
- BT data points to living room, kitchen and master bedroom

INTERIOR FINISHES

- Traditional painted internal doors with black finish door furniture
- Full height wardrobe to master bedroom, fully fitted shelving/hanging
- Satin paint finish to all internal joinery
- Paint colours from the Dulux Heritage range
- Ceramic floor tiles to kitchen and all bathrooms
- Fitted carpets to the remainder of the property

SECURITY & PEACE OF MIND

- High security apartment entrance door
- Audio entry phone system to communal entrance via panel in hallway
- Pre-wired for future alarm system
- Mains fed smoke detector with battery back up
- 10 Year NHBC Buildmark Scheme

Berkeley Homes offer a choice of internal finishes planned by our interior designer for each property. Please check on the current availability of these options, as some selections will have been made by our interior designer in order to adhere to our building timetable



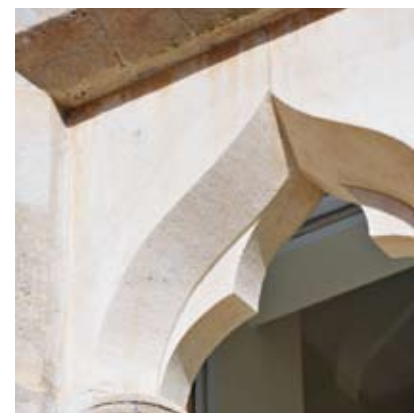
Welcome to Luxury Living

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



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