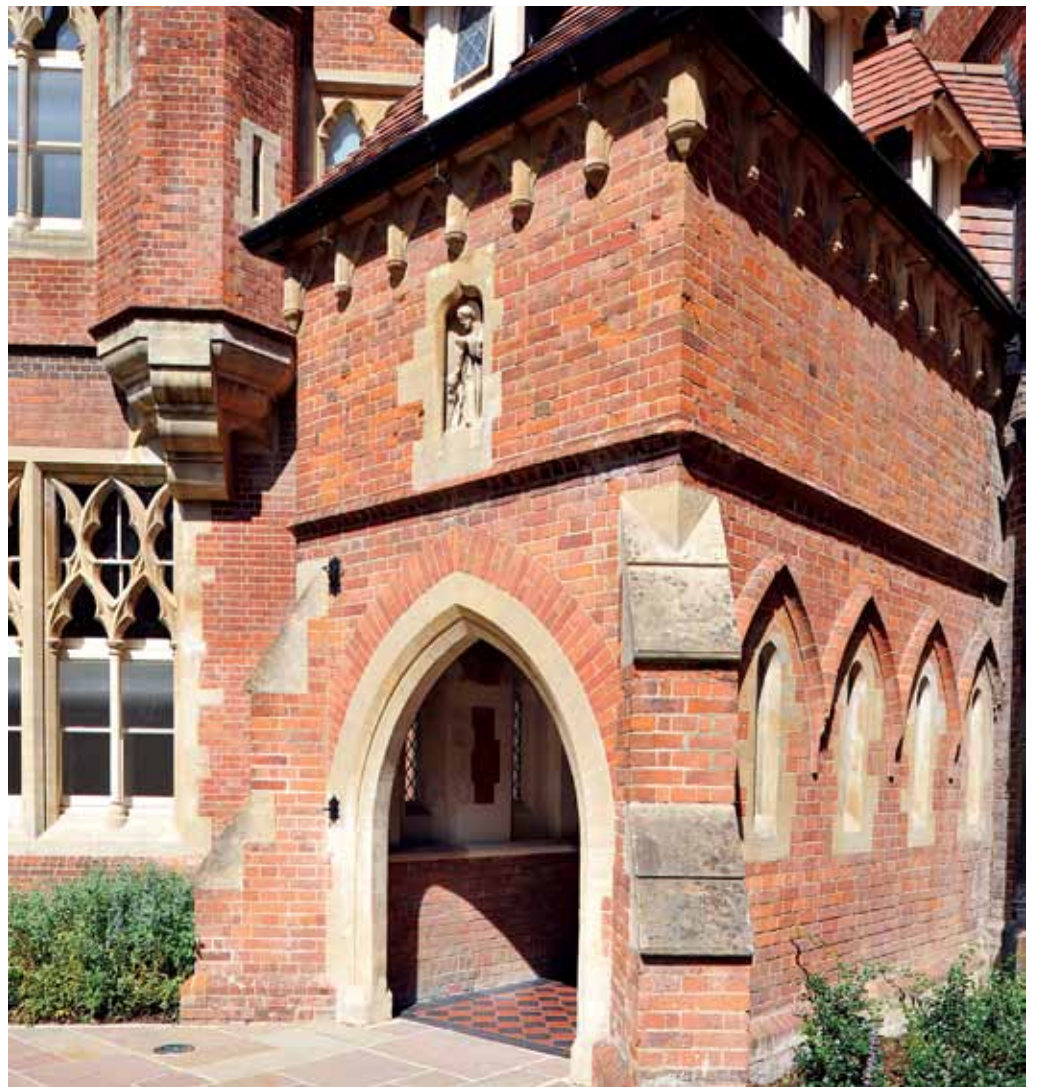




ALL SAINTS
EASTBOURNE

NO. 19 – WEST WING



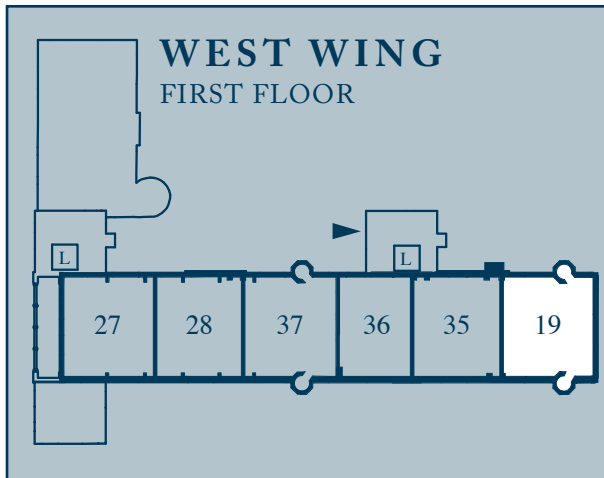
LUXURY LIVING

NO. 19



This two bedroom mezzanine home is located on the first floor of the beautifully restored central communal area, which contains the original staircase with period decorative ironwork balustrades, floor tiling which typifies the period and ironmongery which where possible was restored or replicated to all main entrance doors.

On entering through the arched front door and into the carpeted hallway it is here that you get a sense of uniqueness of the home; there are two restored turrets one set in the cloakroom and the other at the end of the hallway and leads to the first floor along with the traditional staircase. To the ground floor the spacious living room has restored sliding sash windows set in stone mullions. The separate kitchen/breakfast room includes a traditional style kitchen with stone worktops and upstands and has views of the South Downs and Landscaped courtyard. Both bedrooms on the mezzanine floor feature ensuite facilities, with a turret shower in the main bedroom. Bedroom two boast views of the courtyard and Meads Village and include period timber beams and feature windows.



DIMENSIONS

Living Room

4320mm x 4630mm 14'2" x 15'2"

Kitchen/Breakfast Area

4320mm x 2760mm 14'2" x 9'1"

Bedroom 1

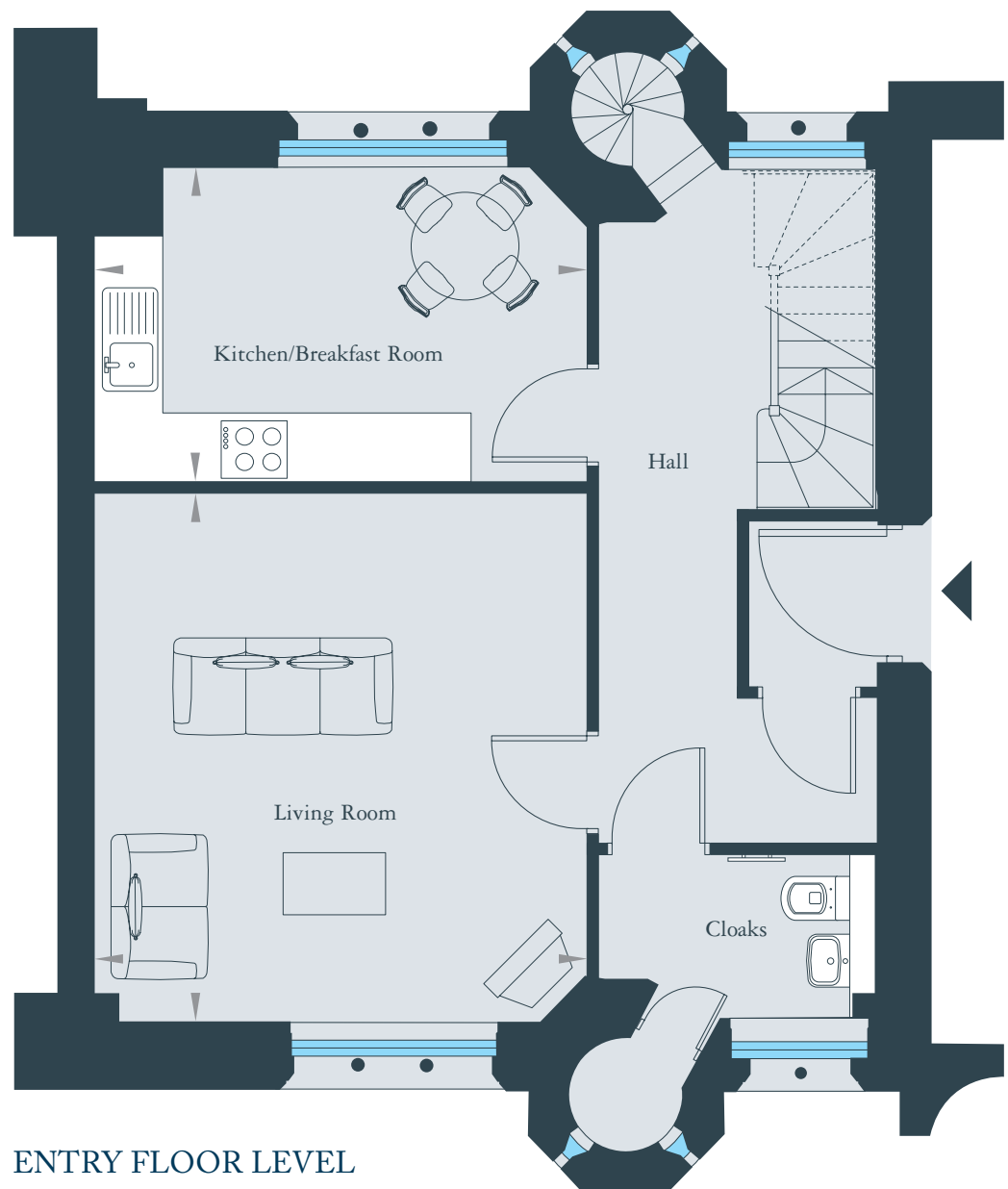
4660mm x 3990mm 15'4" x 13'1"

Bedroom 2

3350mm x 3400mm 11'0" x 11'2"

KEY

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





MEZZANINE FLOOR

Home features and fittings

INDIVIDUALLY DESIGNED KITCHEN

- Traditionally styled kitchen by Cuisine Schmidt incorporating stone worktop and upstand
- Stainless steel fan assisted oven (Energy Rated A)
- Stainless steel combi-microwave oven
- Integrated built fridge freezer (Energy Rated A+)
- Integrated dishwasher (Energy Rated AAA)
- Stainless steel under mounted one and a half bowl sink with chrome mixer tap
- Chrome power sockets above worktops

QUALITY BATHROOMS

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

HEATING, ELECTRICAL & LIGHTING

- Electric under floor heating
- Mains pressure hot water
- Chrome heated towel rail to all bathrooms
- Downlights to kitchen, hall and all bathrooms

HOME ENTERTAINMENT & COMMUNICATIONS

- Communal aerial system with digitally compatible TV/FM and Sky Plus points to living room
- 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 rail
- 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 with multi point locking system
- 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 Zurich Buildmark Scheme

Berkeley offer a choice of internal finishes planned by our interior designer for each home. 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 Service, All Saints is the perfect backdrop to the life you want to live.

For more information
about this home please call

01323 749521

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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