



ALL SAINTS
EASTBOURNE

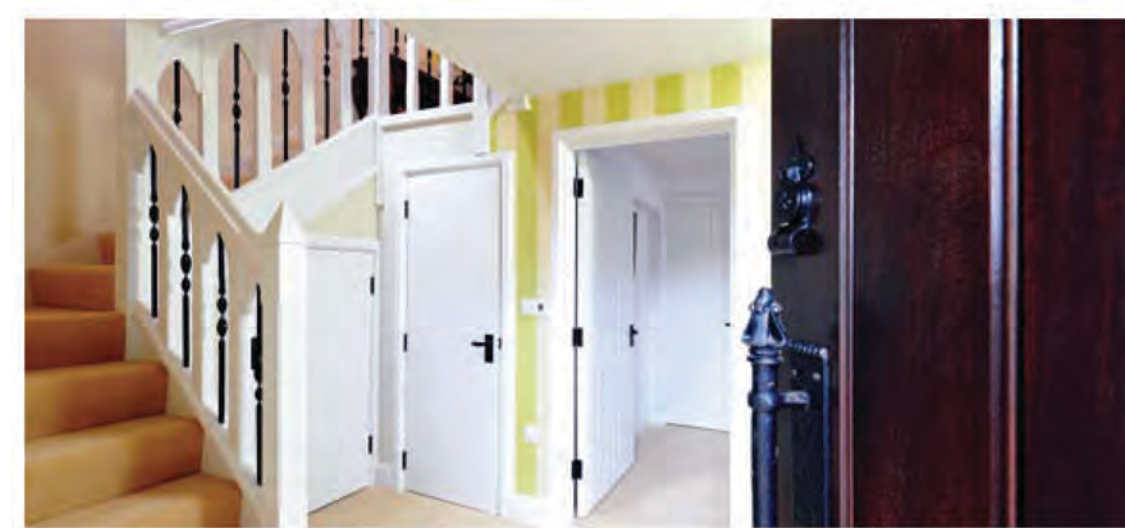
NO. 4 – NORTH WING



LUXURY LIVING

This is a truly impressive two bedroom home with an additional study and is set over three floors.

Located in the North Wing and situated off the communal landscaped courtyard, this thoughtfully refurbished home offers you the opportunity to experience its unique accommodation, featuring high ceilings and feature windows set into fully restored stone mullions to the living room and kitchen to the ground floor where you will also find the guest cloakroom. The gothic styled staircase with twisted ironwork leads to the lower ground floor where you will find the study, a double bedroom and shower room. Rising to the upper floor, the main double bedroom occupies the entire floor with an ensuite bathroom and fitted wardrobes.



Home features and fittings

STYLISH KITCHEN COLLECTION

- Walnut units compliment beautifully with Magnolia 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 microwave ensure ease of use. An integrated fridge freezer, dishwasher and washer dryer 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 choice of bespoke wardrobes designed to compliment the individual style of bedroom 1
- The apartment 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 to en suite in bedroom 1
- Walk-in shower to en suite in bedroom 2
- Thermostatically controlled showers
- Inset mirrored and shelved cabinet with light and shaver socket to both bathroom and en suite

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.



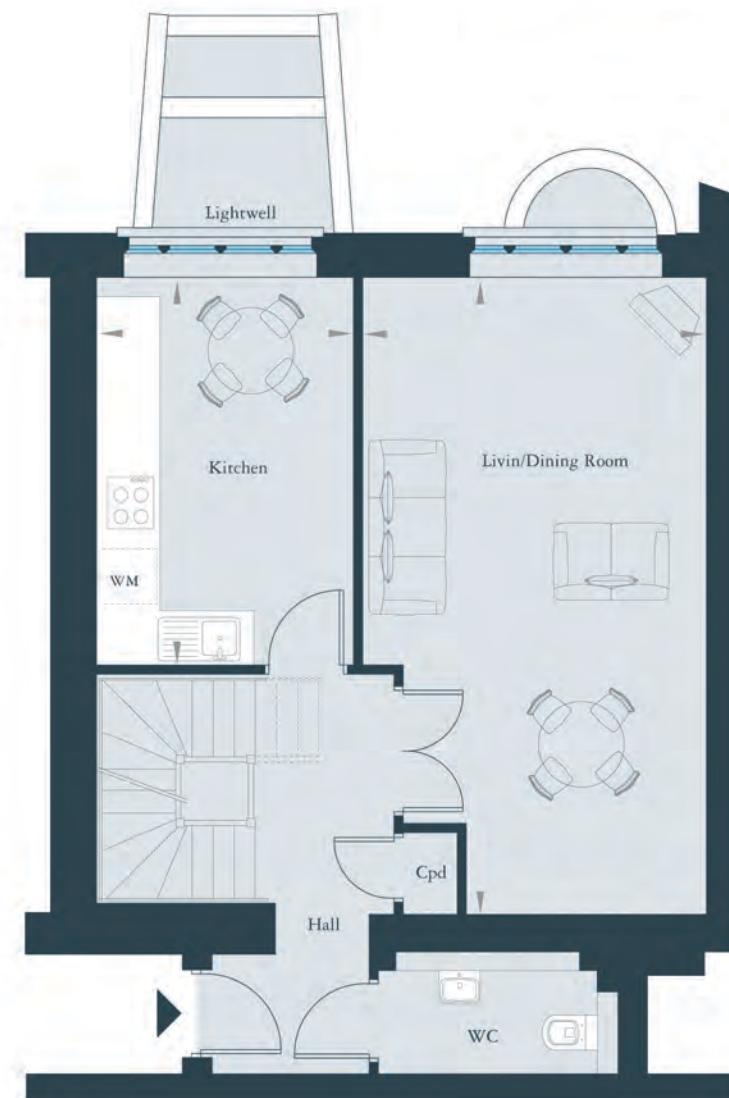
DIMENSIONS

Living/Dining Room 7020mm x 3780mm	23'8" x 12'5"
Kitchen 4260mm x 3020mm	14'0" x 9'11"
Bedroom 1 4590mm x 3980mm	15'1" x 13'1"
Bedroom 2 4160mm x 3240mm	13'8" x 10'7"
Study 4160mm x 3230mm	13'8" x 10'7"

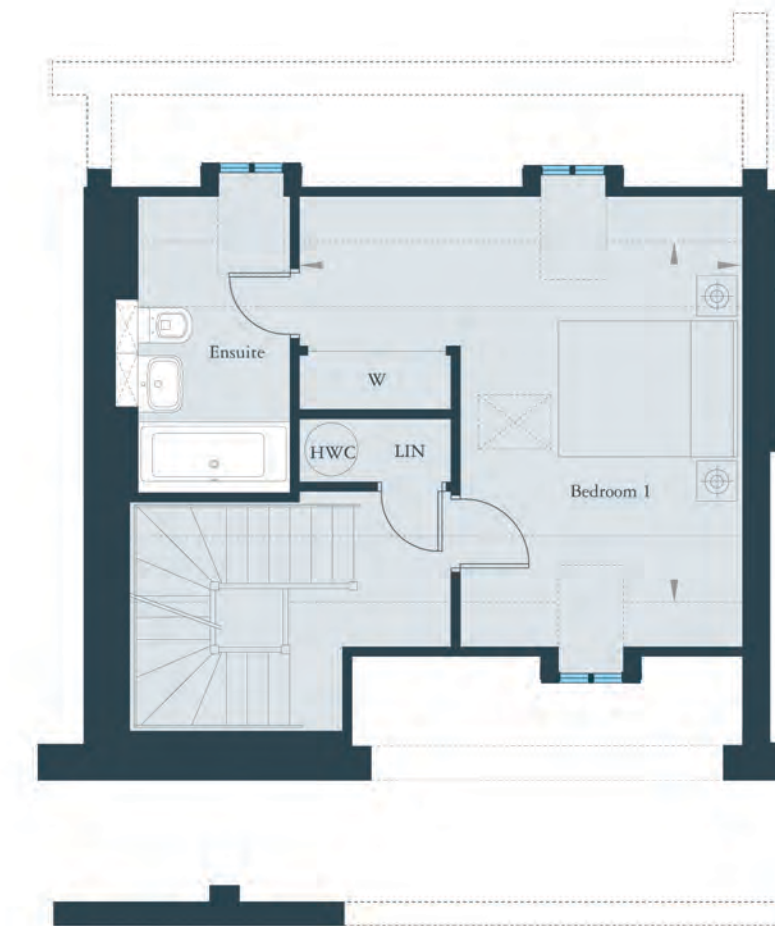
- KEY**
- ◄► Depicts measurement points
 - WM Space and plumbing for washing machine
 - HWC Hot water cupboard
 - Cpd Cupboard



BASEMENT



GROUND FLOOR



FIRST FLOOR



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

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