

22 Saffrons Court,
Compton Place Road,
Eastbourne, BN21 1DX

Leasehold - Share of Freehold

£450,000



 3 Bedroom  1 Reception  2 Bathroom


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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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An immaculately presented sixth floor corner apartment within one of Eastbourne's most prestigious developments, enjoying breathtaking views from every room. With front and rear balconies, the property boasts uninterrupted outlooks over Saffrons Sports Park and cricket ground to the front and beautifully maintained, park like communal gardens to the rear, with southerly views towards the South Downs and the sea beyond. The spacious 22' sitting room opens directly onto the balcony, creating a wonderful space for entertaining or simply enjoying the ever changing scenery, while the fitted kitchen is well appointed with integrated appliances and glorious views towards the coast. A resident porter serves the building, and the apartment is offered chain free with early possession available if required. The versatile accommodation is arranged as two/three bedrooms, with the third bedroom currently used as a formal dining room. The principal bedroom suite enjoys double-aspect views, built-in wardrobes, a refitted en-suite shower room, and direct access to the rear balcony. Bedroom two also benefits from outstanding views across the cricket ground towards the sea at Hastings. A further family bathroom, utility room, generous storage and a private garage with power and light complete the accommodation. Set within immaculate communal grounds adjoining Compton Place, this exceptional apartment combines space, light and truly spectacular views in a prime Eastbourne setting.

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Main Features

- CHAIN FREE Extremely Well Presented & Spacious Saffron Apartment
- 3 Bedrooms
- Sixth Floor
- Spacious Lounge
- Curved Sun Balcony With Stunning Views Towards The South Down & Further Balcony With Views Over Saffrons Sports Ground
- Fitted Kitchen & Utility Room
- En-Suite Shower Room/WC & Family Bath & Shower Room/WC
- Double Glazing & Gas Central Heating
- Garage
- Portorage Service

Entrance
Communal entrance with security entry phone system. Stairs and lift to sixth floor private entrance door to -

Hallway
2 cupboards. Double glazed window to front aspect.

Lounge
22'4 x 16'6 (6.81m x 5.03m)
2 radiators. Electric fireplace. 2 Double glazed windows to rear aspect. Double glazed door to -

Curved Sun Balcony
With stunning views over communal gardens and towards the South Downs.

Fitted Kitchen
13'8 x 9'7 (4.17m x 2.92m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and extract cooker hood above. 'Eye' level electric oven and microwave. Integrated fridge, freezer and dishwasher. 2 Double glazed windows to front aspect.

Utility Room
Work surfaces. Plumbing and space for washing machine. 2 Double glazed windows to front aspect.

Inner Hallway
Radiator. Airing cupboard.

Principle Bedroom
18'10 x 12'11 (5.74m x 3.94m)
2 Radiators. Fitted wardrobe. Double glazed window to front aspect. Double glazed door to sun balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Bedroom 2
15'10 x 9'9 (4.83m x 2.97m)
Radiator. Fitted wardrobe. 4 Double glazed windows to front aspect.

Bedroom 3/Dining Room
10'3 x 9'11 (3.12m x 3.02m)
Radiator. Double glazed window to front aspect. Double glazed door to -

2nd Sun Balcony
With panoramic views toward the Saffrons Sports Ground.

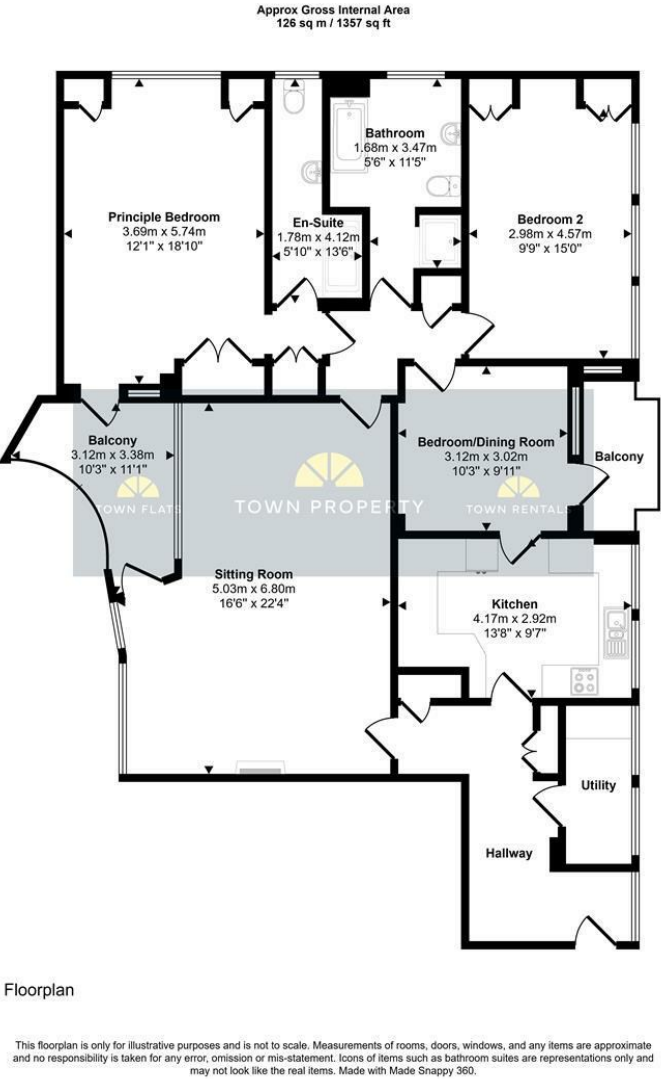
Bath & Shower Room/WC
Suite comprising panelled bath. Shower cubicle. Low level WC. Wash hand basin set in vanity unit with cupboard below. Radiator. Double glazed window to side aspect.

Parking
Garage (No. 13) with up & over door.

Other Details
Saffrons Court also offers a portorage service.

EPC = C

Council Tax Band = E



THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Peppercorn
Maintenance: £3147.46 half yearly
Lease: 999 years from 1962. We have been advised of the lease term, we have not seen the lease

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