



# TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold

## Guide Price

### £290,000 - £320,000



3 Bedroom



1 Reception



1 Bathroom



## 26 Saffrons Court, Compton Place Road, Eastbourne, BN21 1DX

GUIDE PRICE £290,000 TO £310,000

This well presented three bedroom ground floor apartment enjoys direct access to a private patio area that opens onto beautifully maintained southerly communal gardens, creating an exceptional sense of space and tranquillity. Forming part of a very well run, purpose built development with a porter/caretaker and a share of freehold, the property also benefits from a garage with power and has been attractively maintained throughout. Located in the sought after Saffrons area, adjacent to the Saffrons sports fields and just a short, level walk from the town centre, train station and local amenities, this rare ground floor apartment combines convenience with an enviable setting. Apartments in this exclusive development seldom come to market and early viewing is highly recommended.



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**26 Saffrons Court  
Compton Place Road  
Eastbourne, BN21 1DX**

**Guide Price  
£290,000 - £320,000**

## Main Features

- Well Presented Saffrons Apartment
- 3 Bedrooms
- Ground Floor
- Lounge/Dining Room
- Private Patio Area
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Garage
- Porterage Service

## Entrance

Communal entrance with security entry phone system. Ground floor private entrance door to -

## Hallway

Radiator. Airing cupboard.

## Cloakroom

Low level WC. Wash hand basin. Radiator. Cupboard. Double glazed window to side.

## Lounge/Dining Room

19'11 x 16'5 (6.07m x 5.00m )

Radiator. Electric fireplace. Double glazed window to side aspect. Double glazed patio door to patio area.

## Fitted Kitchen

9'9 x 9'7 (2.97m x 2.92m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and extractor cooker hood above. 'Eye' level electric oven. Plumbing and space for washing machine, dishwasher, tumble dryer and fridge/freezer. Rubbish chute. Double glazed window to side aspect.

## Triple Aspect Bedroom 1

14'9 x 14'4 (4.50m x 4.37m )

Radiator. Built-in wardrobe. Double glazed windows to rear & side aspects. Double glazed patio door.

## Bedroom 2

14'3 x 9'5 (4.34m x 2.87m )

Radiator. Built-in wardrobe. Double glazed window to rear aspects.

## Bedroom 3

10'10 x 9'7 (3.30m x 2.92m )

Radiator. Built-in wardrobe. Double glazed window to side aspects.

## Modern Shower Room/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Double glazed window to side aspect.

## Garage

With up & over door, light and power.

## Other Details

Saffrons Court also offers a porterage service.

EPC = D

Council Tax Band = D

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: N/A**

**Maintenance: £5200 per annum**

**Lease: 999 years from 1962. We have been advised of the lease term, we have not seen the lease**

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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.