

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

Leasehold - Share of Freehold

Guide Price  
£430,000 - £450,000



 3 Bedroom  1 Reception  2 Bathroom



TOWN FLATS

[www.town-property.com](http://www.town-property.com) [info@townflats.com](mailto:info@townflats.com)

01323 416600

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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GUIDE PRICE £430,000 TO £450,000. Stunning Sixth Floor Apartment with Dual Balconies & Uninterrupted Views - Saffrons Court. Positioned on the sixth floor of one of Eastbourne's most sought-after developments, this exceptional corner apartment offers truly uninterrupted views across the Saffrons cricket ground, South Downs and towards the sea. The property enjoys two private balconies, allowing you to follow the sun throughout the day perfect for morning coffee overlooking the Downs and evening sunsets with coastal views.

The spacious sitting room opens directly onto the balcony, creating a bright, open living space ideal for both relaxing and entertaining. The fitted kitchen is well appointed with integrated appliances and elevated views towards the coastline. Both bedrooms are generously sized, with the principal bedroom benefiting from fitted storage and far reaching views. The apartment is well presented throughout and offers a secure, low maintenance lifestyle within a well managed development. A rare opportunity to secure a high position apartment with some of the best views Eastbourne has to offer

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### Main Features

- Sixth Floor Corner Apartment With Lift Access
- Dual Balconies With Panoramic Views
- Overlooking Saffrons Cricket Ground & South Downs
- Views Towards The Sea
- Spacious Sitting Room With Direct Balcony Access
- Well Managed Development With Porter Service
- Secure Entry System
- CHAIN FREE

**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.

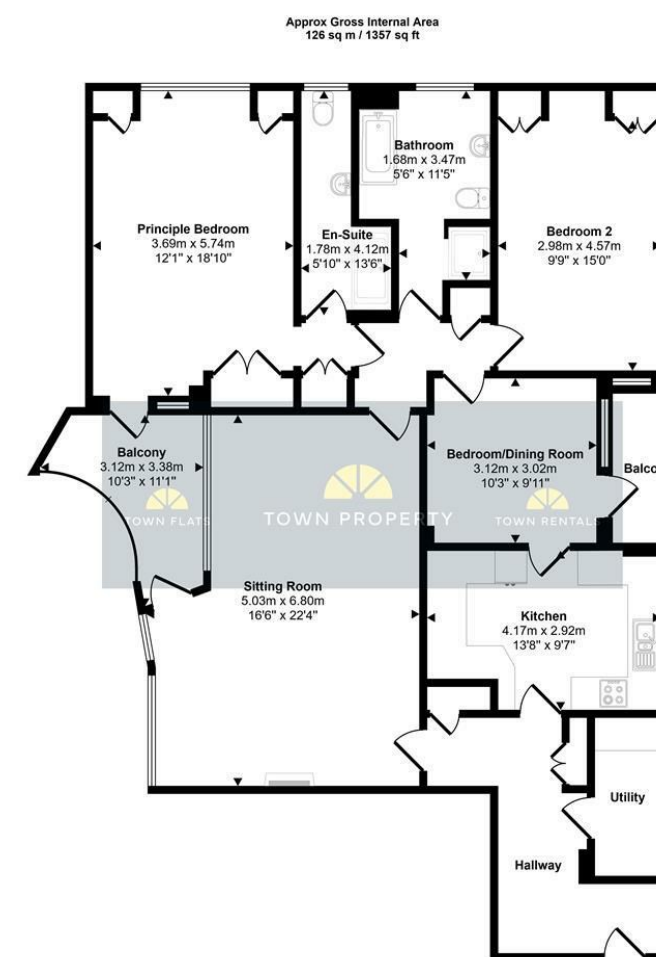
**Parking**  
Garage (No. 13) with up & over door.

### Other Details

Saffrons Court also offers a portering service and is ideally situated on Compton Place Road, the property is within easy reach of Eastbourne town centre, mainline railway station, seafront and local amenities.

EPC = C

Council Tax Band = E



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Details on request**

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

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