



**Saffrons Court Compton Place Road, Eastbourne BN21 1DZ**



**welcome to**

**Saffrons Court Compton Place Road, Eastbourne**

Forming part of this exclusive development on the West of the town centre, this exceptionally spacious three bedroom ground floor apartment enjoying a wonderful Southerly aspect over communal grounds.



## Entrance Hall

## Inner Hall

Entry phone system. Airing cupboard housing hot water tank. Shelving, Cloak cupboard.

## Living Room

20' 5" x 13' 11" ( 6.22m x 4.24m )  
Double glazed window to the rear aspect. Radiator.  
Wall lights. Glazed door leading to sun room.

## Kitchen

10' 2" x 7' 10" ( 3.10m x 2.39m )  
A range of wall and base units with work top over incorporating a one and a half bowl stainless steel sink and drainer unit with mixer taps. Eye level electric oven with integrated microwave. Ceramic hob with cooker hood above. Double glazed window looking into garden room. Integral Bosch washer / dryer. Integral fridge / freezer. Space and plumbing for dish washer.

## Sun Room

12' 10" x 6' 1" ( 3.91m x 1.85m )  
Double glazed windows to the side aspect. Double glazed sliding doors to the rear aspect. Tiled flooring throughout.

## Bedroom 1

16' 4" x 11' 11" ( 4.98m x 3.63m )  
Radiator. Double glazed window to the front aspect.  
Two fitted wardrobes.

## En Suite

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Heated towel rail. Shaver point. Double glazed window to the front aspect.

## Bedroom 2

12' x 10' 10" ( 3.66m x 3.30m )  
Fitted wardrobes. Radiator. Double glazed window to the front aspect.

## Bedroom 3

13' 11" x 7' 2" ( 4.24m x 2.18m )  
Radiator. Double glazed window to the rear aspect.  
Glazed door to the sun room. Fitted wardrobe.

## Shower Room

Comprising a walk in shower cubicle with over head rainfall shower attachment. Wash hand basin with vanity unit below and above. Heated towel rail. Low level W.C. Double glazed window to the front aspect.

## External Storage Room

## Garage



Total floor area 105.7 sq.m. (1,138 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Saffrons Court Compton Place Road, Eastbourne

- \*\*\* SHARE IN THE FREEHOLD \*\*\*
- Three bedrooms ground floor apartment
- En suite and shower room
- Garden room with access to wonderful communal grounds
- Modern kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

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01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,  
BN21 4QD



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