



Compton Lodge Compton Place Road, Eastbourne BN21 1EQ



welcome to

Compton Lodge Compton Place Road, Eastbourne

A light & spacious two bedroom flat in very good decorative order located within a highly sought after block offering beautiful views over The Saffrons playing fields, walking distance to useful amenities, en-suite, garage, balcony and no onward chain. Enquire today to arrange a viewing.



Communal Entrance

Lift to all floors.

Entrance Hall

Entry phone system. Cupboard containing boiler. Cupboard. Radiator.

Lounge / Dining Room

27' 8" x 16' 7" plus recess (8.43m x 5.05m plus recess)
Double glazed window to the rear and side aspect.
Double glazed patio door leading to balcony.
Radiator.

Kitchen

14' 3" x 9' (4.34m x 2.74m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Double electric oven and hob with cooker hood above. Space and plumbing for washing machine and dish washer. Larder cupboard. Radiator. Double glazed window to the rear aspect.

Bedroom 1

19' 4" max x 13' max (5.89m max x 3.96m max)

Double glazed window to the front and side aspect. Built in wardrobes. Radiator.

En Suite

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Heated towel rail. Double glazed window to the side aspect.

Bedroom 2

13' 5" x 11' (4.09m x 3.35m)

Double glazed window to the front aspect. Built in wardrobes. Radiator. Wall lights.

Shower Room

Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin with vanity unit. Radiator. Double glazed window to the side aspect.

Balcony

Private balcony over looking The Saffrons.



Total floor area 117.4 sq.m. (1,264 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



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Compton Lodge Compton Place Road, Eastbourne

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- THIRD FLOOR WITH LIFT
- BALCONY WITH VIEWS OVER THE SAFFRONS PLAYING FIELDS
- GARAGE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN118507 - 0004

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