

Saffrons Court Compton Place Road, Eastbourne BN21 1DX



welcome to

Saffrons Court Compton Place Road, Eastbourne

A very well presented, two bedroom, first floor flat located within the desirable Saffron's Court building. Offering modern, light & spacious accommodation throughout whilst being within easy reach of local amenities. To arrange an internal viewing, call Fox & Sons today.













Communal Entrance

Lift and stairs to first floor.

Entrance Hall Entry phone system. Cupboard.

Lounge / Dining Room

19' 8" max x 16' 4" max (5.99m max x 4.98m max) Double glazed window to the side aspect. Radiator.

Kitchen

14' 2" max x 9' 7" max (4.32m max x 2.92m max) A range of wall and base units with solid wood work top over incorporating a stainless steel sink and drainer unit. Double electric oven with gas hob and cooker hood above. Integral fridge / freezer, washing machine and dish washer. Kitchen shute. Double glazed window to the side aspect.

Bedroom 1

17' 6" plus window x 14' 5" max (5.33m plus window x 4.39m max) Double glazed window to the side aspect. Built in wardrobes. Fitted wardrobes. Radiator.

Bedroom 2

10' 2" x 14' 7" ($3.10m\ x\ 4.45m$) Double glazed window to the side aspect. Radiator. Built in wardrobe.

Bathroom

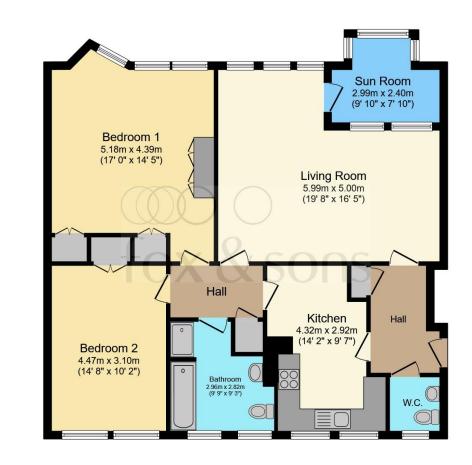
Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail with vanity unit. Shower cubicle. Double glazed window to the side aspect.

Cloakroom

Double glazed window to the side aspect. Wash hand basin. Low level W.C.

Garage En Bloc

Electric up and over door.



Total floor area 103.3 m² (1,112 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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- PURPOSE BUILT FLAT
- TWO DOUBLE BEDROOMS
- SUN ROOM
- SAFFRON'S LOCATION
- GARAGE EN BLOC

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£335,000





view this property online fox-and-sons.co.uk/Property/EBN117586



Property Ref: EBN117586 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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