



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



**welcome to**

**Saffrons Court Compton Place Road, Eastbourne**

A light and airy three bedroom apartment located within the Saffrons Court building offering; spacious lounge/dining, sun room with view over communal lawns, kitchen, three bedrooms, bathroom garage and residents parking. Being offered with no onward chain.



### Communal Entrance Hall

Lift to second floor.

### Entrance Hall

Radiator. Cupboard. Entry phone system.

### Lounge / Dining Room

19' 8" max x 16' 5" ( 5.99m max x 5.00m )

Double glazed window to the side aspect. Radiator. Views across communal gardens. Double glazed door leading to:

### Sun Room

13' 9" x 5' 10" ( 4.19m x 1.78m )

Double glazed window to the front, side and rear aspect. Radiator. Views across the communal gardens.

### Kitchen

9' 9" x 9' ( 2.97m x 2.74m )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and hob with cooker hood above. Integral dish washer, washing machine and fridge / freezer. Radiator. Double glazed window to the side aspect.

### Bedroom 1

14' 2" max x 16' 10" max ( 4.32m max x 5.13m max )

Double glazed window to the side and rear aspect. Radiator. Fitted wardrobes. Door to the sun room.

### Bedroom 2

14' 1" max x 9' 4" max ( 4.29m max x 2.84m max )

Double glazed window to the rear aspect. Radiator. Fitted wardrobes.

### Bedroom 3

10' 10" plus recess x 9' 7" max ( 3.30m plus recess x 2.92m max )

Double glazed window to the side aspect. Radiator. Cupboard.

### Bathroom

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

### Shower Room

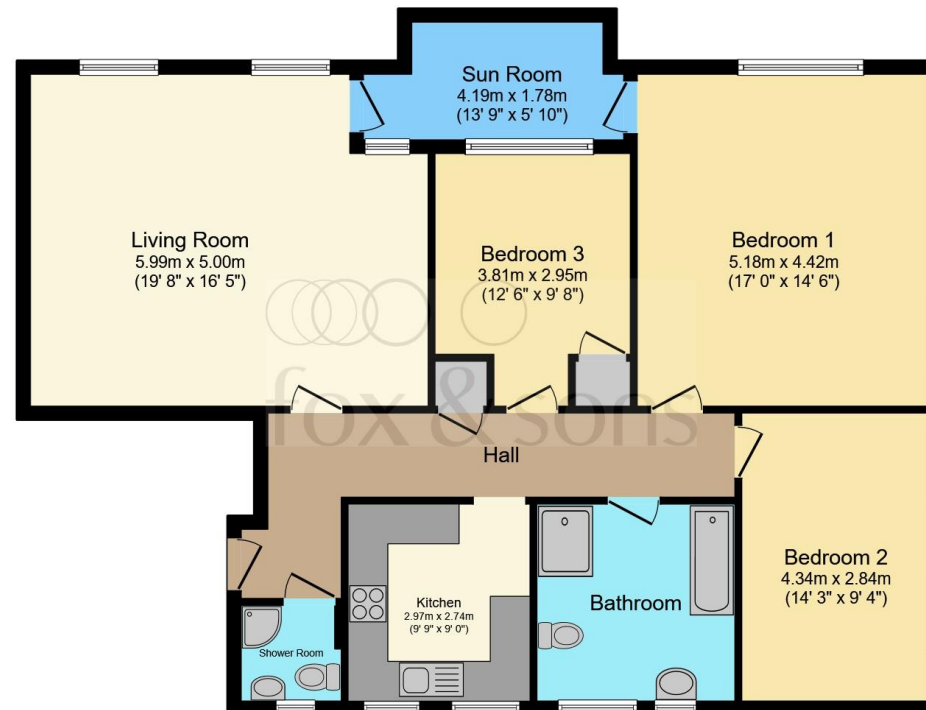
Comprising a shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Double glazed window to the side aspect.

### Parking

Residents and visitors parking.

### Garage

Garage en bloc.



Total floor area 115.5 m<sup>2</sup> (1,243 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
- PURPOSE BUILT APARTMENT
- THREE BEDROOMS
- GARAGE & SUN ROOM
- CHAIN FREE & RESIDENTS PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 5248.84

Ground Rent: Ask Agent

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.

# £365,000



Please note the marker reflects the  
postcode not the actual property

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fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



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



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