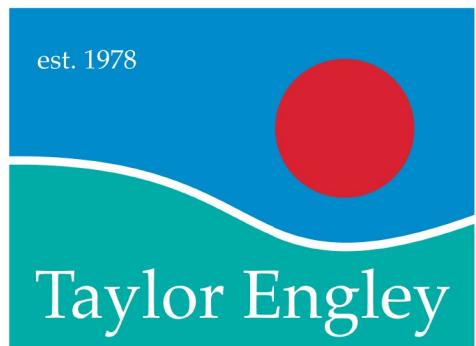


**Valuers, Land & Estate Agents**  
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**33 Saffrons Court Compton Place Road, Lower Meads, Eastbourne, East Sussex, BN21 1DX**  
**Price £275,000 Leasehold**

**\* CHAIN FREE \* ENJOYING FAR REACHING VIEWS \* A spacious two bedroom fourth floor flat forming part of the prestigious Saffrons Court development, located in the favoured Lower Meads area of Eastbourne. The property enjoys a pleasant outlook over gardens and benefits from gas fired central heating and sealed unit double glazing. SHARE OF FREEHOLD \* GARAGE \* EPC = C**



**\* ENTRANCE HALL \* CLOAKROOM/WC \* LIVING ROOM \* ENCLOSED BALCONY \* KITCHEN \* TWO SPACIOUS BEDROOMS \* SHOWER ROOM \* GARAGE \***



## COMMUNAL ENTRANCE HALL

Lifts or stairs to fourth floor.

## HALLWAY

Radiator, entryphone system, cupboard housing fuse board and meter, built-in storage cupboard with shelving.

## CLOAKROOM/WC

White WC and washbasin, radiator, window to rear.

## KITCHEN

14' x 9'7 max (4.27m x 2.92m max)

Fitted with a range of built-in cupboards and drawers, worksurfaces, sink unit, integral dishwasher, built-in Neff oven, microwave and hob with extractor hood over, waste refuse chute, wine rack, space for fridge freezer, two windows enjoying a pleasant outlook to rear.

## LIVING ROOM

19'8 x 16'1 max (5.99m x 4.90m max)

Large window enjoying views over the gardens, radiator, sliding door to:

## ENCLOSED BALCONY

Enclosed balcony with bi-fold windows, so can be used as an enclosed room or opened up as a balcony. Radiator.

## INNER HALLWAY

Radiator, airing cupboard with radiator, fitted shelving.

## BEDROOM ONE

16'11 x 14'6 max (5.16m x 4.42m max)

Fitted with a range of bedroom furniture, two radiators, large window overlooking the communal gardens.

## BEDROOM TWO

14'8 x 10'2 (4.47m x 3.10m)

Large window with pleasant outlook, radiator, built-in cupboard.

## SHOWER ROOM

Suite comprising large shower, WC, washbasin, built-in cupboards, two windows, radiator, cupboard housing Glow-Worm gas boiler, cupboard with space and plumbing for washing machine and tumble dryer.

## GARAGE

No.15, with electric door to front.

## COMMUNAL PARKING

Limited residents parking on a first come first served basis.

## PLEASE NOTE:

The lease is 999 years from the 24th of June 1962. The sale of the apartment would include a Share of the Freehold. The maintenance charge for the period 1st of July 2025 to the 31st December 2025 is £2270.35. No ground rent is due.

(All details concerning the terms of the lease and outgoings are subject to verification).

## BROADBAND AND MOBILE PHONE

### CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

Council Tax Band D.

## FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

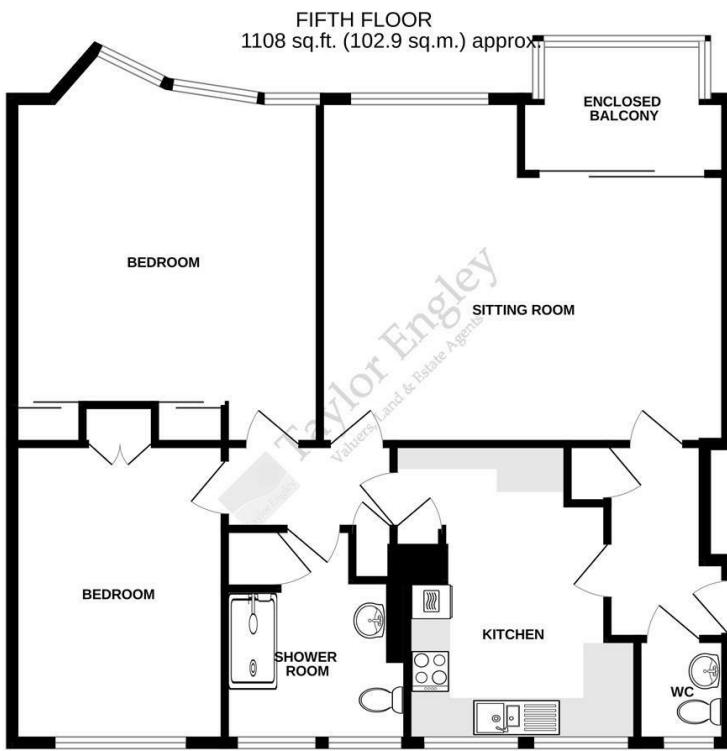
## VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	76	76
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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