



## Key Features

- ◆ Three-bedroom, fourth-floor apartment
- ◆ Sought-after Saffrons location
- ◆ Balcony with stunning views
- ◆ Lift
- ◆ Garage
- ◆ Share of Freehold

EPC rating D



Compton Place, Old Town, Eastbourne

GUIDE PRICE: £450,000 - £475,000



Northwood are delighted to welcome to market, CHAIN FREE, this beautiful three-bedroom, fourth-floor apartment with stunning views across the Saffrons area of Eastbourne.

Accommodation comprises: living room, dining room, kitchen, three double bedrooms, en suite shower room, second shower room and sunroom.

Further benefits include garage, central heating, communal garden, double-glazing, lift and balcony with far reaching views across the Saffrons Cricket, Croquet and Bowling clubs towards the sea.

Located in the highly sought-after Saffrons area of Eastbourne, linking Meads to the Old Town, this beautiful fourth-floor apartment is feels private and secluded whilst also providing easy access to the train station, town centre, seafront and theatre district.







Please view our immersive virtual tour to fully appreciate this fantastic property: <https://tour.giraffe360.com/d396224cf64048efacdf1721cc97f4f8>

Mobile Phone Coverage and Broadband speeds can be checked on the Ofcom website: <https://checker.ofcom.org.uk/>

Council Tax Band F: £3658

Ground Rent: £0  
Service Charge: £6000 per annum

### Exterior and Approach

A purpose-built block of flats in the Saffrons area of Eastbourne, midway between Old Town and Meads, overlooking the croquet, bowling and cricket clubs.

A lift from the ground floor takes you direct to the apartment door.

### Hall

9.06m x 1.95m (29'8" x 6'5")

Large, centrally located entrance hall, carpeted with radiator and three storage cupboards, one of which is used as a utility area with space/plumbing for washing machine and tumble dryer

### Bedroom One

4.52m x 4.02m (14'10" x 13'2")

Large double bedroom, carpeted, with two built-in wardrobes, radiator and uPVC double-glazed window to rear aspect affording spectacular views across the cricket club and town towards the sea

### En Suite

2.4m x 2.11m (7'11" x 6'11")

Modern shower room, tiled in white with heated towel rail, double-glazed window to side aspect and white suite comprising basin, WC and walk in shower

### Bedroom Two

4.41m x 3.34m (14'6" x 11'0")

Double bedroom, carpeted, with built-in wardrobes, radiator and large uPVC double-glazed windows to front aspect affording views of the South Downs







### Bedroom Three

3.73m x 2.74m (12'2" x 9'0")

Good-sized, dual-aspect, double bedroom, carpeted, with two built-in wardrobes, radiator and uPVC double-glazed windows to front and side aspects

### Living Room

5.97m x 4.49m (19'7" x 14'8")

Large, light-filled living room, carpeted with radiator and large uPVC double-glazed picture window to rear aspect

### Dining Room

3.5m x 2.93m (11'6" x 9'7")

Open-plan to lounge, carpeted with radiator and uPVC double-glazed window to side aspect

### Kitchen

3.76m x 3.08m (12'4" x 10'1")

Good-sized modern, fitted kitchen with grey vinyl flooring, white subway tiled splashback, laminate worktops over cream cabinets with corner storage solutions, uPVC double-glazed windows to side aspect, combi-boiler, gas hob with cooker hood over, eye-level built-in electric oven, dishwasher and space for separate fridge and freezer



### Sunroom/Balcony

2.87m x 2.02m (9'5" x 6'7")

Enclosed sunroom with double-glazing all round leading to wrap around balcony and views to side and rear aspects

### Shower Room

2.81m x 1.66m (9'2" x 5'5")

Good-sized shower room, tiled in cream with double-glazed window to front aspect, heated towel rail and white suite comprising basin, WC and walk in shower

### Garage

Private garage en-bloc to front of property







## Northwood

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