



TOWN FLATS



📞 01323 416600

Leasehold - Share of Freehold



2 Bedroom



1 Reception



1 Bathroom

£200,000



65 Saffrons Court, Compton Place Road, Eastbourne, BN21 1DZ

An extremely well presented first floor flat forming part of this sought after development set in stunning lawned communal gardens. Enviably situated in Saffrons the flat is being offered CHAIN FREE and benefits include a wonderful 18'6 x 12'11 lounge with balcony, wonderful refitted kitchen, refitted cloakroom, shower room, double glazing and gas central heating. The flat is being sold with a share of the freehold and the development has a caretaker. An internal inspection comes very highly recommended.



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Compton Place Road,
Eastbourne, BN21 1DZ

Leasehold - Share of Freehold

£200,000

Main Features

- Purpose Built First Floor Apartment
- 2 Bedrooms
- Lounge With Balcony
- Fitted Kitchen
- Cloakroom
- Modern Shower Room
- Stunning Lawned Communal Gardens
- Double Glazing
- Gas Central Heating
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stairs to first floor. Private entrance door to-

Entrance Hallway

Radiator. Entry phone handset. Phone point. Built in cupboard with fixed shelving.

Lounge

18'6 x 12'11 (5.64m x 3.94m)
Coved ceiling. Feature fireplace. TV point. Radiator. Wall lights. Patio doors to-

Balcony

With external light and outlook to the front.

Fitted Kitchen

13'2 x 7'2 (4.01m x 2.18m)
Wonderful range of fitted wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and 'eye' level oven and microwave. Plumbing and space for washing machine. Wall mounted gas boiler. Integrated fridge/freezer. Part tiled walls. Double glazed window.

Bedroom 1

15'1 max x 11' (4.60m max x 3.35m)
Radiator. Phone point. Built in wardrobe. Coved ceiling. Double glazed window.

Bedroom 2

10'5 x 9'11 (3.18m x 3.02m)
Radiator. Built in wardrobe. Double glazed window to rear overlooking wonderful lawned communal gardens.

Cloakroom

Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Modern Shower Room

Refitted white suite comprising of shower cubicle vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Tiled walls and flooring. Chrome heated towel rail. Frosted double glazed window.

Outside

The flat is set in stunning lawned communal gardens to the rear.

EPC = C.

Council Tax Band = D.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: Approx £2000 half yearly including building insurance and caretaker services.
Lease: 999 years from 1962. We have been advised of the lease term, we have not seen the lease.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.