



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold

## Guide Price

## £475,000 - £485,000



3 Bedroom



1 Reception



2 Bathroom



## 48 Saffrons Court, Compton Place Road, Eastbourne, BN21 1DY

\*\*\*GUIDE PRICE £475,000 - £485,000\*\*\*

This exceptional apartment on the borders of Saffrons and Lower Meads provides generous accommodation that is just a short walk from the town centre, mainline railway station, and theatre district. Arranged with three double bedrooms, the impressive sitting/dining room also adjoins the unique double glazed sun lounge which is Southerly facing. There is a well equipped kitchen with integrated appliances with a pleasant across the Saffrons Sports ground and the apartment is further complimented by a fitted bathroom/wc and a stylish en suite to the spacious master bedroom. This prestigious block includes portorage and a share of the freehold and is set amongst magnificent communal gardens. This apartment is also sold with a GARAGE included and the charming Meads Village is a pleasant stroll away.



[www.town-property.com](http://www.town-property.com)



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Compton Place Road,  
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## Main Features

- Exceptional 3 Bedroom Saffrons Apartment
- Second Floor
- Large Sitting Room
- Sun Lounge
- Dining Room/Bedroom 3
- Fitted Kitchen
- Modern Bathroom/WC
- En-Suite Shower Room/EC
- Garage
- Porter Service

### Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

### Entrance Hallway

Radiator. Coast cupboard. Airing cupboard. Entryphone handset.

### Large Sitting Room

21'4 x 15'5 (6.50m x 4.70m )

Radiator. Wall mounted electric fireplace. Carpet. Double glazed window to side aspect.

### Sun Lounge

14'0 x 6'0 (4.27m x 1.83m )

Tiled floor. Double glazed windows to side aspect.

### Dining Room/Bedroom 3

15'6 x 9'2 (4.72m x 2.79m )

Radiator. Carpet. Double glazed window to rear aspect.

### Fitted Kitchen

14'4 x 10'7 (4.37m x 3.23m )

Range of units comprising bowl and a half single drainer sink unit with mixer tap, surrounding upstands and worksurfaces with cupboards and drawers under. Integrated four ring gas hob and 'eye' level oven and grill, fridge, freezer, washing machine and dishwasher. Concealed gas boiler. Range of wall mounted units. Radiator. Wood laminate floor. Double glazed window to front aspect.

### Master Bedroom

17'1 x 15'2 (5.21m x 4.62m )

Radiator. Built-in wardrobe. Carpet. Double glazed window to side aspect. Double glazed door to sun lounge.

### En-Suite Shower Room/WC

Suite comprising shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor. Part tiled walls. Frosted double glazed window.

### Bedroom 2

13'6 x 10'6 (4.11m x 3.20m)

Radiator. Carpet. Double glazed window to front aspect.

### Modern Bathroom/WC

Suite comprising shower bath with mixer tap, shower screen and wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Radiator. Tiled floor. Part tiled walls. Frosted double glazed window.

### Outside

There are delightful communal gardens.

### Parking

A single garage (No. 42) is located in the front block.

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: £2732.49 paid half yearly which includes building insurance**

**Lease: 999 years from 1996. 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.