



4 Linkwood, Compton Place Road, Eastbourne, BN21 1EE

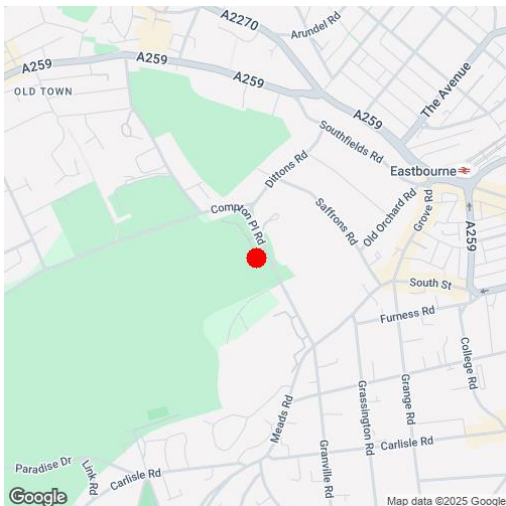
Price £295,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

An unusually spacious apartment on the first floor of the popular Linkwood development enjoying glorious views across The Royal Eastbourne Golf Course. The apartment has been thoughtfully designed with the living room, master bedroom and balcony all arranged at the rear of the block to take advantage of the wonderful views. The kitchen has been fitted with a comprehensive range of wall and base units together with an integrated double oven, hob and extractor unit. There are two double bedrooms with bedroom two overlooking The Saffrons sports ground, a family bathroom and a separate cloakroom. Other benefits include gas central heating, sealed unit double glazing, a garage, ample residents and guest parking and use of the splendid communal grounds. Linkwood enjoys a convenient location in the favoured Saffrons area, adjacent to The Saffrons Cricket Ground, approximately a half mile from Eastbourne town centre. The property is available with no onward chain.





At a Glance:

- Glorious view over The Royal Eastbourne Golf Course
- Two double bedrooms
- Generous living room and balcony
- Kitchen with integrated double oven and hob
- Bathroom and separate WC
- Gas fired central heating
- Garage
- Chain free



Accommodation:

**COMMUNAL ENTRANCE HALL
STAIRS AND PASSENGER LIFT TO
FIRST FLOOR**

HALL

WC

LIVING ROOM
18'0" (5.49m) x 14'0" (4.27m)

BALCONY

KITCHEN
10'6" (3.2m) x 8'8" (2.64m)

BEDROOM 1
17'8" (5.38m) x 11'0" (3.35m)

BEDROOM 2
12'0" (3.66m) x 11'0" (3.35m)

FAMILY BATHROOM

OUTSIDE:

GARAGE

SPACIOUS STORAGE CUPBOARD

COMMUNAL GARDENS

LEASE:

To be confirmed

MAINTENANCE:

£600 per quarter

PETS:

Not allowed

SUB-LETTING:

Not allowed

COUNCIL TAX:

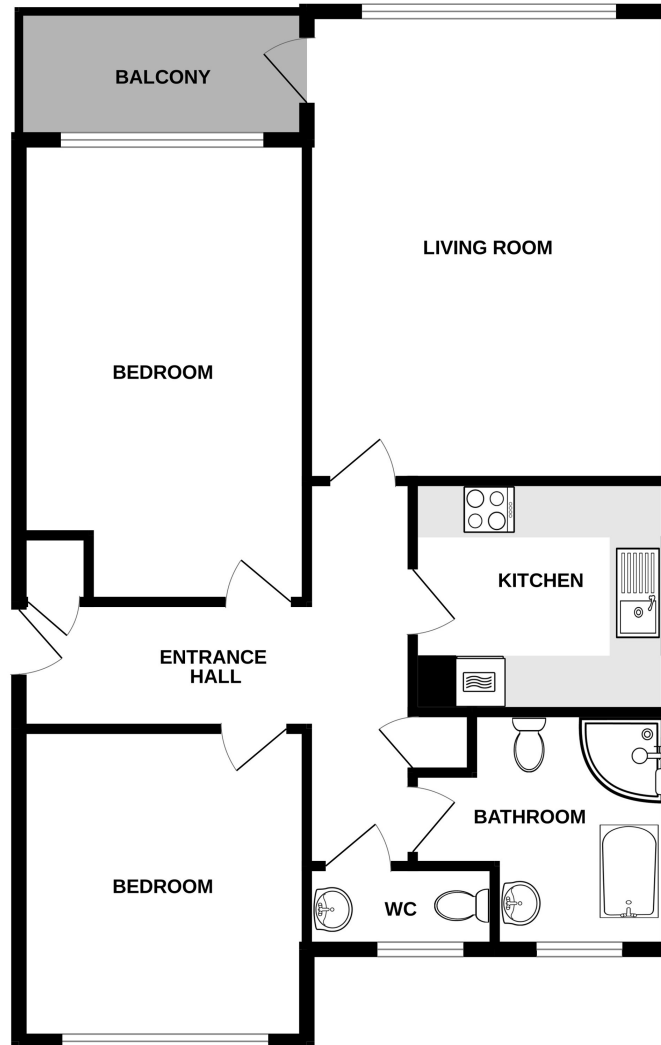
Band 'D'

EPC:

'C'

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

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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