

50 Saffrons Court, Compton Place Road, Eastbourne, BN21 1DY

Price £299,950 | Share of Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

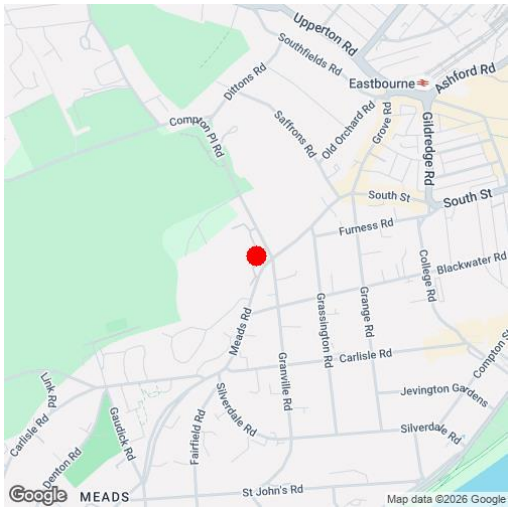
A delightful three bedroom apartment within the exclusive Saffrons Court development providing light and well proportioned accommodation, enjoying glorious views across the communal gardens to the grounds of The Compton Estate. The apartment is situated on the third floor and is arguably the most favoured design with all rooms situated at the rear to take advantage of the lovely westerly aspect and views. The living accommodation comprises a generous sitting room with 14` x 6` balcony, and a fitted kitchen with integrated appliances. The master bedroom has a large en-suite shower room with walk-in shower adapted for disabled use, whilst the other two bedrooms are served by a shower room/wc. Other benefits include gas central heating and sealed unit double glazing. Saffrons Court has a resident porter, delightful communal gardens and ample residents` and guests` parking. Located opposite the Saffrons Cricket and Sports ground, the town centre, railway station and The Royal Eastbourne Golf Course are all within a half mile.

















At a Glance:

- All rooms enjoy the delightful westerly aspect over communal gardens
- Generous sitting room
- 14` x 6` balcony
- Three bedrooms
- Two shower rooms (one en-suite)
- Residents` and guests` parking
- Gas central heating
- Sealed unit double glazing
- No onward chain





Accommodation:

ENTRANCE FOYER

STAIRS AND PASSENGER LIFT TO THIRD FLOOR

RECEPTION HALL

SITTING ROOM
20'7" (6.27m) x 12'10" (3.91m)

SUN BALCONY
14'1" (4.29m) x 6'0" (1.83m)

KITCHEN
12'8" (3.86m) Max x 7'10" (2.39m)

BEDROOM 3
11'2" (3.4m) x 8'2" (2.49m)

MASTER BEDROOM
17'0" (5.18m) x 12'4" (3.76m)

EN-SUITE SHOWER ROOM

INNER HALLWAY

BEDROOM 2
15'3" (4.65m) x 9'7" (2.92m)

SHOWER ROOM / WC

OUTSIDE

DELIGHTFUL COMMUNAL GARDENS

LEASE:
999 years from 24 June 1962 (Share of Freehold)

MAINTENANCE:
£2,930 per half year

PETS
Not allowed

SUB-LETTING
Not allowed

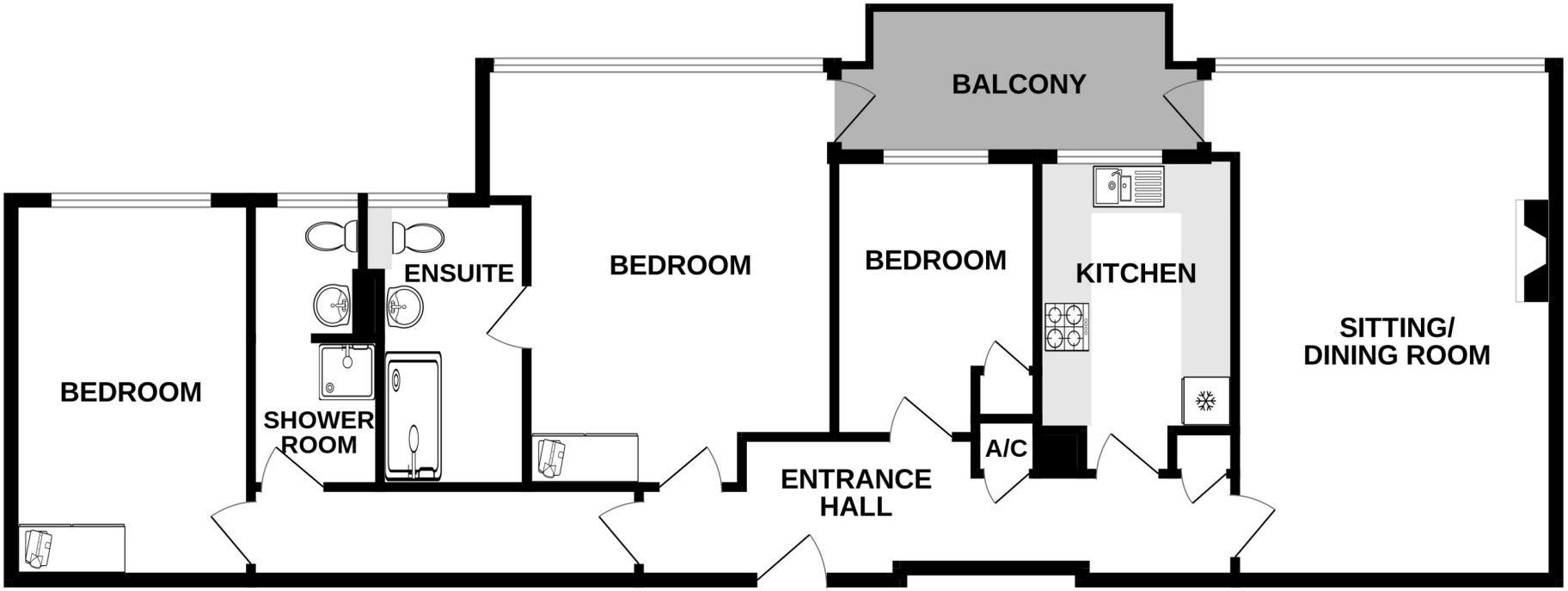
GROUND RENT:
Nil

COUNCIL TAX:
Band `D`

EPC:
Band "C"

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

3RD FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

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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