



26 Linkswood, Compton Place Road, Eastbourne, BN21 1EE

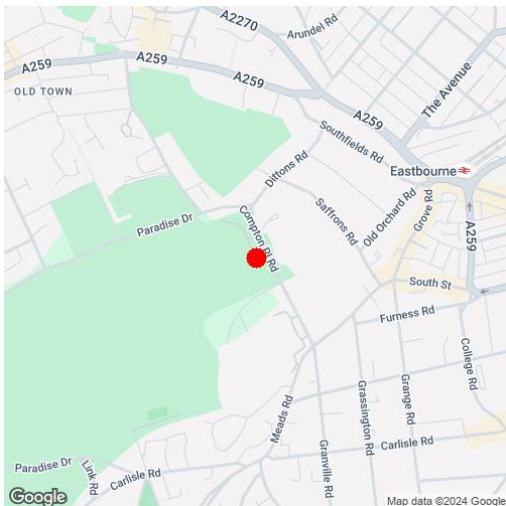
Price £325,000 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A bright and spacious two double bedroom fourth floor apartment within the popular Linkwood development in the Saffrons area of Eastbourne boasting magnificent views over The Royal Eastbourne golf course and The South Downs beyond. This delightful property is offered to the market chain free and is considered to be in good decorative order with the current vendors having recently redecorated and having newly fitted carpets. The property enjoys spacious accommodation comprising communal entrance hall with passenger lift, private entrance hall, sitting/dining room with enclosed balcony, both overlooking The Royal Eastbourne golf course, kitchen, two excellent size double bedrooms, modern shower room and separate wc. The property is set within beautifully manicured communal grounds and benefits from being double glazed, having gas central heating and has a single garage. Linkwood is conveniently located approximately a half mile level walking distance from Eastbourne Town Centre, and a Waitrose store, whilst Gildredge park is within a few hundred yards.





At a Glance:

- Spacious two bedroom 4th floor flat
- Magnificent views over The Royal Eastbourne golf course
- Chain Free
- Sitting/dining room
- Enclosed balcony
- Modern shower room and separate wc
- Kitchen
- Garage
- Well kept communal gardens
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

Stairs and passenger lift to 4th floor

PRIVATE ENTRANCE HALL

SITTING/DINING ROOM

18'0" (5.49m) x 14'0" (4.27m) Overlooking The Royal Eastbourne golf course

ENCLOSED BALCONY

Accessed via the sitting room with views over golf course

KITCHEN

10'0" (3.05m) x 8'8" (2.64m)

BEDROOM ONE

17'9" (5.41m) x 11'0" (3.35m)

BEDROOM TWO

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

SHOWER ROOM

WC

OUTSIDE:

WELL KEPT COMMUNAL GARDENS

GARAGE

LEASE:

Share of the freehold and remainder of a 999 year lease

MAINTENANCE:

£593.59 a quarter

PETS:

TBC

SUB-LETTING:

Not allowed

COUNCIL TAX:

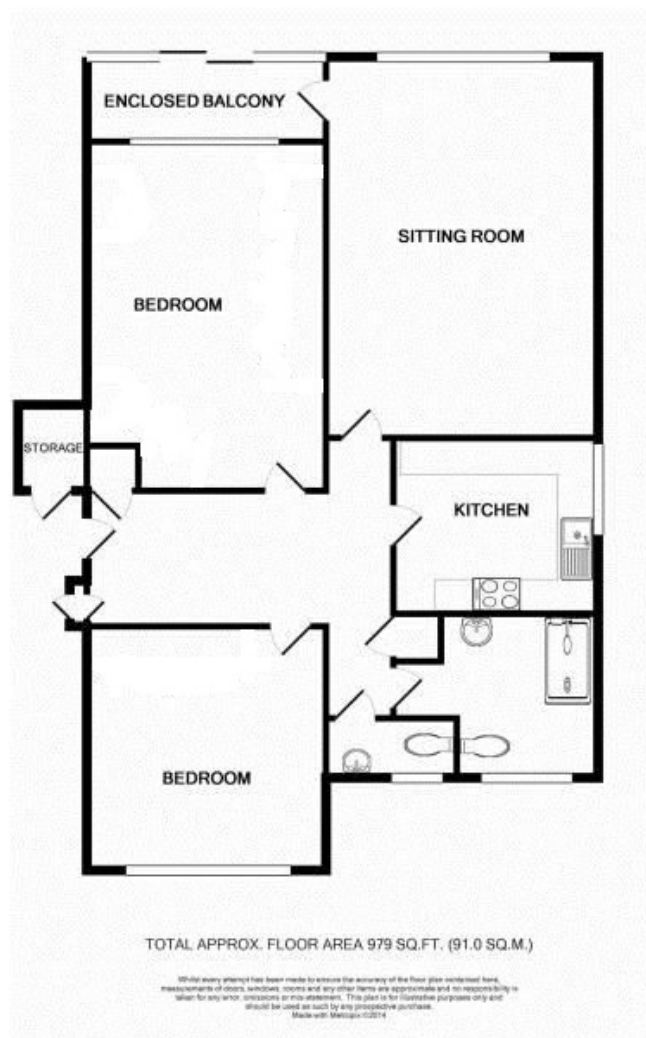
Band 'D'

EPC:

'C'

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





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

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