



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

Price £325,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962



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

LEASE:

999 years from 24 June 1962 (Share of Freehold)

MAINTENANCE:

to be advised

GROUND RENT:

to be advised

COUNCIL TAX:

Band 'D'

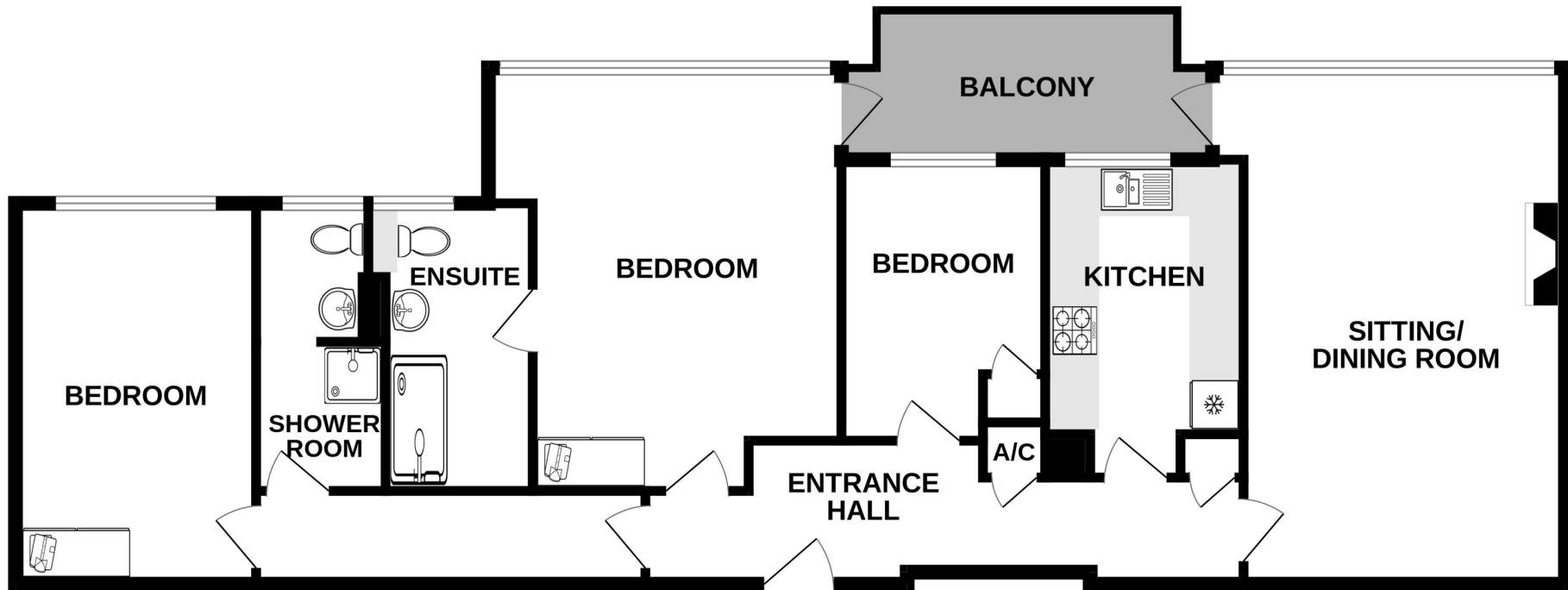
EPC:

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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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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