TOWN FLATS

01323 416600

Leasehold - Share of Freehold

3 Bedroom | 1 Reception | 2 Bathroom

£299,950









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

A CHAIN FREE 3 bedroom 3rd floor apartment forming part of this exclusive development known as Saffrons Court. Enviably situated in the sought after area of Eastbourne within easy walking distance of Little Chelsea and the mainline railway station the apartment is set in stunning park like communal gardens, views of which can be enjoyed from all rooms. Providing spacious & well proportioned accommodation the apartment benefits from 3 bedrooms, the master having an en-suite shower room/WC, further refitted shower room/WC, fitted kitchen with integrated appliances and large lounge/dining room. An internal inspection comes highly recommended.

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Leasehold - Share of Freehold

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

£299,950

Main Features

- Spacious 3 Bedroom 3rd Floor Apartment Forming Part Of The Exclusive Saffrons Court Development
- Large Lounge/Dining Room
- Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite Shower Room/WC
- Further Refitted Shower Room/WC
- Attractive Views Over Communal Gardens From All Rooms & Spacious Sun Balcony
- Residents Parking Facilities
- Highly Sought After Eastbourne Location
- Conveniently Located Close To Local Amenities
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Stairs and lift to 3rd floor private entrance door to -

Hallway
Radiator. Coved ceiling. Entryphone handset. Airing cupboard housing hot water cylinder. Built-in cupboard with hanging rail.

Lounge/Dining Room
20'6 x 13'0 (6.25m x 3.96m)
Radiator. Coved ceiling. Double glazed window. Double glazed door to -

Spacious Sun Balcony
With stunning views over communal gardens.

Fitted Kitchen
10'8 x 7'10 (3.25m x 2.39m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Built-in gas hob with oven under and extractor cooker hood above. Integrated fridge/freezer. Plumbing and space for washing machine and dishwasher. Cupboard housing gas boiler. Tiled floor. Part tiled walls. Rubbish chute. Double glazed window.

Bedroom 1
14'10 x 12'4 (4.52m x 3.76m)
Radiator. Coved ceiling. Buil-in double wardrobe. Door to balcony. Further door to -

En-Suite Shower Room/WC
Shower enclosure with fitted seat. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Part tiled walls. Tiled floor. Heated towel rail. Frosted double glazed window.

Bedroom 2
15'2 x 9'7 (4.62m x 2.92m)
Radiator. Coved ceiling. Built-in wardrobe. Double glazed window.

Bedroom 3
11'1 x 8'0 (3.38m x 2.44m)
Radiator. Coved ceiling. Built-in cupboard with fixed shelving. Double glazed window.

Shower Room/WC
Suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Tiled walls and floor. Heated towel rail. Frosted double glazed window.

Outside
Stunning park-like communal gardens.

Parking
Residents parking on a first come first basis.

Other Details
Saffrons Court also offers a porterage service.

EPC = C

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: Approximately £2930 paid half yearly
Lease: 999 years from 1962. 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.