22 Saffrons Court,
Compton Place Road,
Eastbourne, BN21 1DX

Leasehold - Share of Freehold

Auction Guide
£325,000








3 Bedroom | 1 Reception | 2 Bathroom

TOWN FLATS

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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.

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AUCTION GUIDE £325,000
AMAZING REDUCTION FOR QUICK SALE! Stunning Sixth Floor Apartment with Dual Balconies & Uninterrupted Views – Saffrons Court. Positioned on the sixth floor of one of Eastbourne's most sought-after developments, this exceptional corner apartment offers truly uninterrupted views across the Saffrons cricket ground, South Downs and towards the sea. The property enjoys two private balconies, allowing you to follow the sun throughout the day perfect for morning coffee overlooking the Downs and evening sunsets with coastal views.
The spacious sitting room opens directly onto the balcony, creating a bright, open living space ideal for both relaxing and entertaining. The fitted kitchen is well appointed with integrated appliances and elevated views towards the coastline. Both bedrooms are generously sized, with the principal bedroom benefiting from fitted storage and far reaching views. The apartment is well presented throughout and offers a secure, low maintenance lifestyle within a well managed development. A rare opportunity to secure a high position apartment with some of the best views Eastbourne has to offer

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Main Features

- CHAIN FREE Sixth Floor Corner Apartment With Lift Access
- Dual Balconies With Panoramic Views
- Overlooking Saffrons Cricket Ground & South Downs
- Views Towards The Sea
- Spacious Sitting Room With Direct Balcony Access
- Well Managed Development With Porter Service & Secure Entry System
- For Sale By Modern Auction – T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction

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

Hallway
2 cupboards. Double glazed window to front aspect.

Lounge
22'4 x 16'6 (6.81m x 5.03m)
2 radiators. Electric fireplace. 2 Double glazed windows to rear aspect. Double glazed door to -

Curved Sun Balcony
With stunning views over communal gardens and towards the South Downs.

Fitted Kitchen
13'8 x 9'7 (4.17m x 2.92m)
Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Inset electric hob and extract cooker hood above. 'Eye' level electric oven and microwave. Integrated fridge, freezer and dishwasher. 2 Double glazed windows to front aspect.

Utility Room
Work surfaces. Plumbing and space for washing machine. 2 Double glazed windows to front aspect.

Inner Hallway
Radiator. Airing cupboard.

Principle Bedroom
18'10 x 12'11 (5.74m x 3.94m)
2 Radiators. Fitted wardrobe. Double glazed window to front aspect. Double glazed door to sun balcony. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Heated towel rail. Double glazed window to side aspect.

Bedroom 2
15'10 x 9'9 (4.83m x 2.97m)
Radiator. Fitted wardrobe. 4 Double glazed windows to front aspect.

Bedroom 3/Dining Room
10'3 x 9'11 (3.12m x 3.02m)
Radiator. Double glazed window to front aspect. Double glazed door to -

2nd Sun Balcony
With panoramic views toward the Saffrons Sports Ground.

Bath & Shower Room/WC
Suite comprising panelled bath. Shower cubicle. Low level WC. Wash hand basin set in vanity unit with cupboard below. Radiator. Double glazed window to side aspect.

Parking
Garage (No. 13) with up & over door.

Other Details
Saffrons Court also offers a porterage service and is ideally situated on Compton Place Road, the property is within easy reach of Eastbourne town centre, mainline railway station, seafront and local amenities.

EPC = C

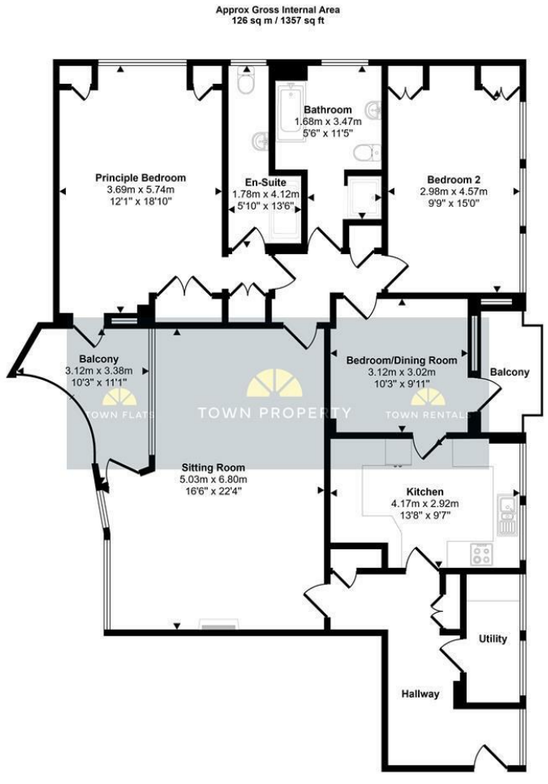
Council Tax Band = E

AUCTIONEER COMMENTS:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer
Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Peppercorn
Maintenance: Details on request
Lease: 999 years from 1962. We have been advised of the lease term, we have not seen the lease

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Town Property endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.