



10 Linkwood, Compton Place Road, Eastbourne, BN21 1EE

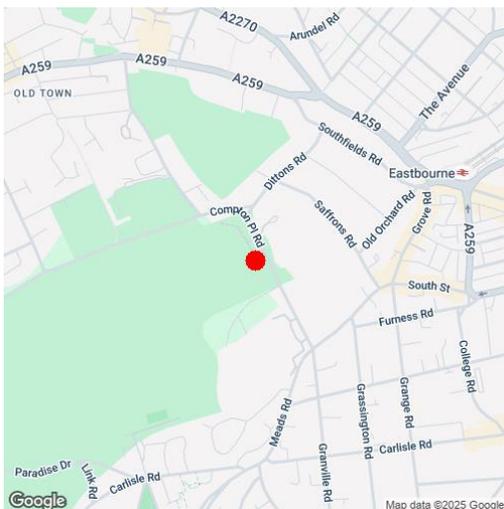
Price £298,000 | Share of Freehold



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 presented to a nice standard. 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 bathroom 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
- Stunning views towards Royal Eastbourne golf course
- Sitting/dining room
- Chain Free
- Garage
- Enclosed balcony
- Set in beautifully kept communal gardens
- Kitchen
- Double glazed and gas central heating
- Close to town centre and seafront

### Accommodation:

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

18'1" (5.51m) x 13'9" (4.19m)

ENCLOSED BALCONY

KITCHEN

10'6" (3.2m) x 8'8" (2.64m)

BEDROOM 1

17'8" (5.38m) x 11'3" (3.43m)

BEDROOM 2

12'2" (3.71m) x 11'4" (3.45m)

BATHROOM

WC

OUTSIDE:

SINGLE GARAGE

COMMUNAL GARDENS

MAINTENANCE CHARGE:

to be confirmed

LEASE:

to be confirmed

GROUND RENT:

to be confirmed

SUB-LETTING:

No

PETS:

Not allowed

COUNCIL TAX:

Band 'D'

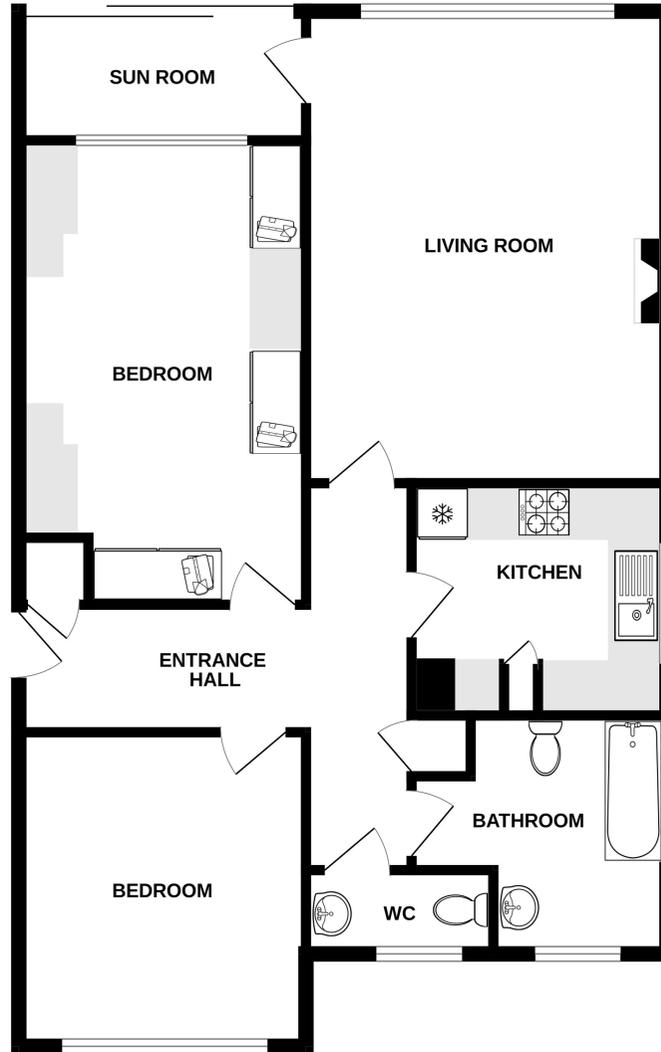
EPC:

'C'

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



FOURTH FLOOR



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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**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)