TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£250,000 - £270,000









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

GUIDE PRICE £250,000 - £270,000
A CHAIN FREE sixth floor apartment that provides stunning views over the Royal Eastbourne Golf Course from the rear, Saffrons Sports grounds and sea views from the front. Having undergone recent renovation with much improvement throughout, forming part of this prestigious development set in wonderful lawned communal gardens in the Saffrons, the flat benefits from two double bedrooms, a wonderful lounge/dining room that leads to an enclosed balcony, fitted kitchen, bathroom and separate cloakroom. The flat is being sold with a share of the freehold and garage. Eastbourne town centre and mainline railway station are all within comfortable walking distance.

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Main Features

- Spacious & Newly Renovated 6th Floor Saffrons Apartment
- 2 Bedrooms
- Lounge/Dining Room
- Enclosed Balcony With Stunning Views Towards The Golf Course
- Fitted Kitchen With New Gas Boiler
- Modern Bathroom/WC
- Cloakroom
- Double Glazing
- Garage
- CHAIN FREE

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

'T' Shaped Hallway
Radiator. Coved ceiling. Airing cupboard housing hot water cylinder. Built-in cupboard with hanging rail. Entryphone handset.

Lounge/Dining Room
17'11 x 13'9 (5.46m x 4.19m)
Radiator. Coved ceiling. Wall lights. Door to -

Enclosed Balcony
10'7 x 4'3 (3.23m x 1.30m)
Enclosed balcony with double glazed patio doors and stunning views over The Royal Eastbourne Golf Club and The South Downs.

Fitted Kitchen
10'2 x 8'5 (3.10m x 2.57m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob with extractor cooker hood. Plumbing and space for fridge/freezer, dishwasher and washing machine. Part tiled walls. Cupboard housing new gas boiler. Double glazed window to side aspect.

Bedroom 1
17'9 x 10'10 (5.41m x 3.30m)
Radiator. Coved ceiling. Fitted wardrobe. Window to rear aspect and South Downs.

Bedroom 2
11'10 x 10'10 (3.61m x 3.30m)
Radiator. Coved ceiling. Double glazed window to front aspect and sea view.

Cloakroom
Low level WC. Wash hand basin with cupboard under. Frosted double glazed window.

Bathroom/WC
Suite comprising panelled bath with chrome mixer tap and hand held shower attachment. Low level WC. Vanity unit with wash hand basin and cupboards below. Illuminated mirror. Storage cupboard. Heated towel rail. Tiled walls. Frosted double glazed window to front aspect.

Outside
The development is set in beautifully kept gardens backing onto the golf course.

Parking
Lock-up garage with up & over door to the front and private residents parking on a first come first served basis.

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: £904.89 per quarter
Lease: 999 years from 2001. 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.