TOWN FLATS

01323 416600

Leasehold - Share of Freehold

2 Bedroom | 1 Reception | 1 Bathroom

£275,000









37 Linkswood, Compton Place Road, Eastbourne, BN21 1EF

A spacious and beautifully positioned two double bedroom second floor apartment, forming part of this prestigious development set within wonderfully maintained lawned communal gardens in the highly sought after Saffrons area. Offered to the market chain free, the apartment enjoys exceptional dual aspects, with stunning views across the Royal Eastbourne Golf Course to the rear and attractive outlooks over the Saffrons Sports Ground to the front. Generously proportioned throughout, the accommodation includes an impressive lounge/dining room which opens into an enclosed balcony, creating the perfect space to relax and enjoy the picturesque surroundings throughout the year. Further accommodation comprises a fitted kitchen, two spacious double bedrooms, a bathroom and separate cloakroom, while additional benefits include a share of freehold and a private garage. Perfectly positioned for convenience, the property is within comfortable walking distance of Eastbourne town centre, the mainline railway station and the independent shops, cafés and amenities of Little Chelsea. Combining outstanding views, generous accommodation and one of Eastbourne's most desirable residential settings, this apartment presents a superb opportunity to secure a home in an enviable location.

www.town-property.com info@townflats.com

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£275,000

Main Features

- Chain Free Two Double Bedroom Second Floor Apartment
- Prestigious Development In The Highly Desirable Saffrons Area
- Spectacular Views Across The Royal Eastbourne Golf Course
- Attractive Outlooks Over Saffrons Sports Ground
- Spacious Lounge/Dining Room With Enclosed Balcony
- Two Generous Double Bedrooms
- Fitted Kitchen, Bathroom & Separate Cloakroom
- Share Of Freehold & Private Garage
- Beautifully Maintained Communal Gardens
- Close To Little Chelsea, Town Centre & Mainline Railway Station

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

Hallway
Radiator. Cupboard.

Bedroom 1
17'11 x 10'10 (5.46m x 3.30m)
Radiator. Fitted wardrobes. Double glazed window to rear aspect.

Lounge
18'0 x 13'11 (5.49m x 4.24m)
Radiator. Double glazed window to rear aspect. Double glazed door to-

Enclosed Balcony
10'5 x 4'2 (3.18m x 1.27m)
Double glazed juliette balcony doors.

Kitchen
10'6 x 9'1 (3.20m x 2.77m)
Fitted range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Gas hob with electric oven under and extractor over. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Wall mounted boiler. Double glazed window to side aspect.

Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap. Heated towel rail. Radiator. Frosted double glazed window.

Cloakroom
Low level WC. Wash hand basin with mixer tap. Frosted double glazed window.

Bedroom 2
11'11 x 10'10 (3.63m x 3.30m)
Radiator. Double glazed window.

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

COUNCIL TAX BAND = D

EPC = C

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: £770.49 per quarter. £3081.96 per annum.
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.