



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

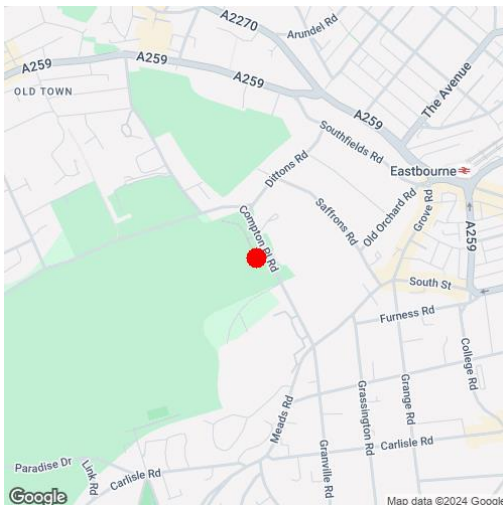
Price £350,000 | Share of Freehold



TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A spacious and light three double bedroom first 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 wonderful flat is offered to the market chain free and enjoys spacious accommodation comprising communal entrance hall with passenger lift, private entrance hall, sitting/dining room with balcony overlooking The Royal Eastbourne golf course, kitchen, three excellent size double bedrooms, bathroom/wc 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. The mainline railway station is also within walking distance and offers excellent links to London, Gatwick and Brighton. The property boasts a share of the freehold and the remainder of a 999 year lease.





At a Glance:

- Three double bedroom first floor flat
- Popular Linkswood development
- Views over The Royal Eastbourne golf course
- Balcony
- Sitting/dining room
- Kitchen
- Bathroom/wc and separate wc
- Garage
- Chain free
- Double glazed and gas central heating

Accommodation:

COMMUNAL ENTRANCE HALL

STAIRS & PASSENGER LIFT TO FIRST FLOOR LANDING

PRIVATE ENTRANCE HALL

SITTING ROOM

18'6" (5.64m) x 13'9" (4.19m) Door to balcony and views over The Royal Eastbourne Golf Course

KITCHEN

10'4" (3.15m) x 8'7" (2.62m)

BEDROOM 1

18'4" (5.59m) x 11'9" (3.58m)

BEDROOM 2

17'4" (5.28m) x 10'9" (3.28m)

BEDROOM 3

12'4" (3.76m) x 10'9" (3.28m)

BATHROOM / WC

WC

OUTSIDE:

WELL KEPT COMMUNAL GARDENS

GARAGE

MAINTENANCE:

£664 a quarter (includes water rates)

LEASE:

999 years from 2007 (Share of Freehold)

COUNCIL TAX:

Band 'E'

EPC:

'C'

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



FIRST 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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