



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

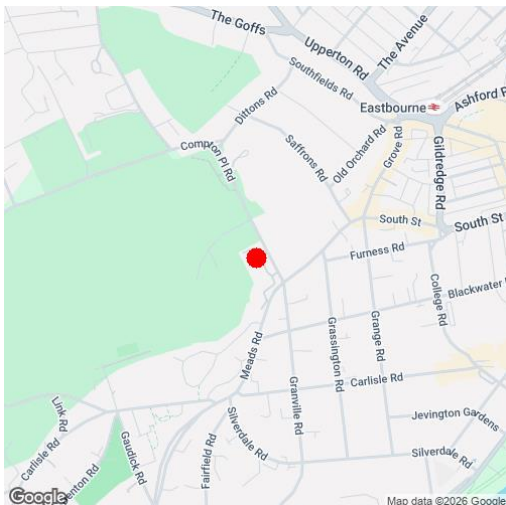
Price £299,950 | Share of Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful two double bedroom flat located on the 3rd floor of the prestigious Saffrons Court development with all rooms overlooking the well kept communal grounds and the historic Compton Place. This spacious apartment boasts a porter service and enjoys accommodation comprising communal entrance hall, stairs and passenger lift to all floors, private entrance hall, spacious sitting/dining room with access to balcony, kitchen with range of matching wall and base units and variety of integral appliances, two excellent size double bedrooms with the main bedroom also having access onto the balcony plus there is a well appointed shower room/WC. Additional benefits include double glazing, gas central heating and the flat comes with a share of the freehold. Saffrons Court is set within well kept communal gardens and is located opposite the Saffrons Sports Club. Eastbourne town centre, picturesque seafront and mainline railway station are all within easy reach.





At a Glance:

- Two double bedroom 3rd floor flat
- Spacious accommodation throughout
- Sitting/dining room
- Kitchen
- Shower room/wc
- Balcony
- Well maintained communal gardens
- Share of the Freehold
- Easy reach of Eastbourne town centre, seafront and train station
- Double glazing and gas central heating

Accommodation:

COMMUNAL ENTRANCE

STAIRS & PASSENGER LIFT TO ALL FLOORS

PRIVATE ENTRANCE HALL

SITTING / DINING ROOM

20'1" (6.12m) x 12'9" (3.89m) Door to balcony

KITCHEN

11'7" (3.53m) x 6'9" (2.06m)

BEDROOM 1

17'7" (5.36m) Max x 12'9" (3.89m) Door to balcony

BEDROOM 2

12'2" (3.71m) x 8'9" (2.67m)

SHOWER ROOM / WC

OUTSIDE:

RESIDENTS' PARKING

First come first served

COMMUNAL GARDENS

LEASE:

Remainder of a 999 year Lease (Share of Freehold)

MAINTENANCE:

£4,200 per annum

GROUND RENT:

N/A

LETTING:

Allowed, however no short term lets

PETS:

Not Allowed

COUNCIL TAX:

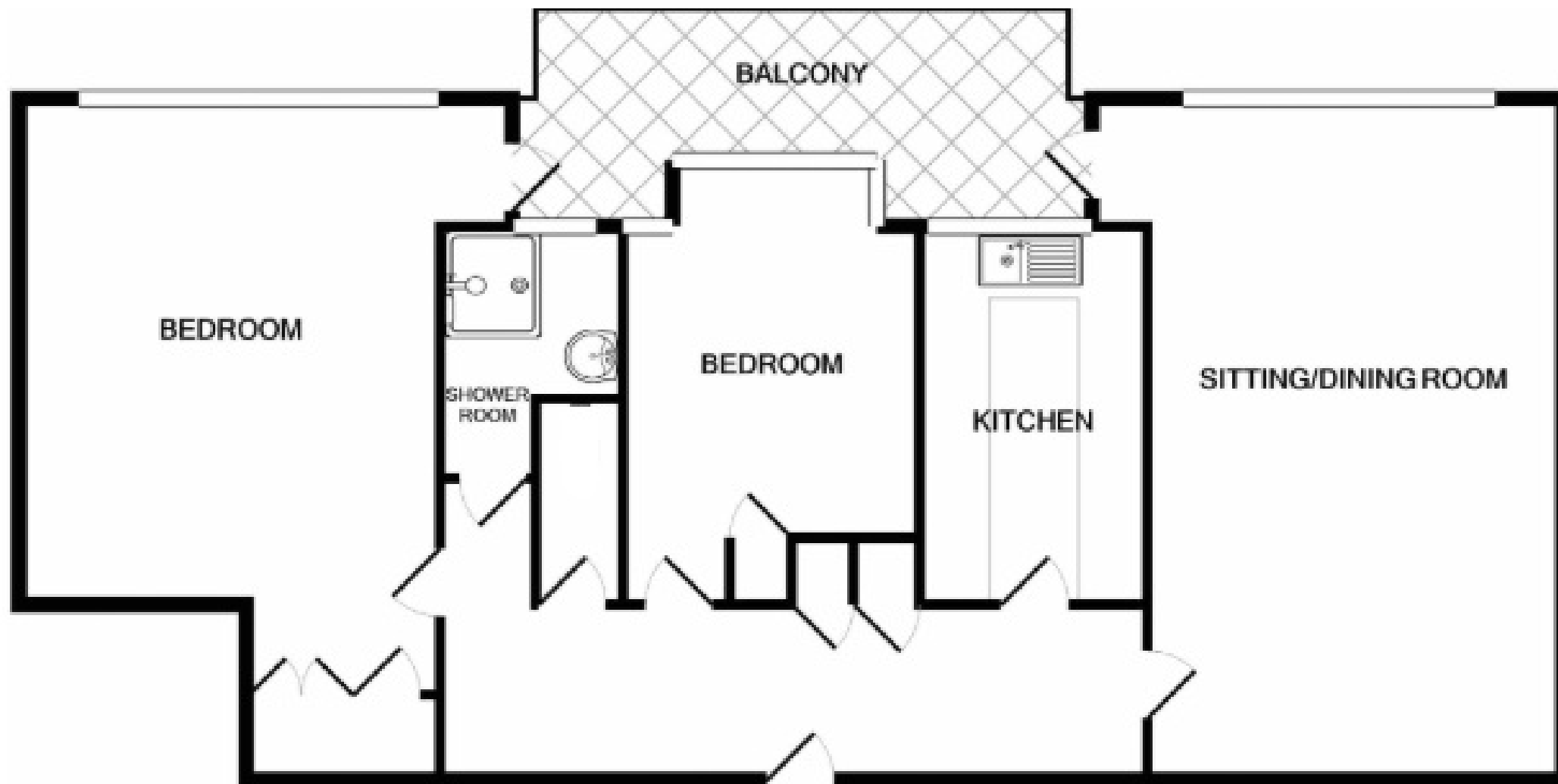
Band 'D'

EPC:

'C'

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





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS **Leaper
Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk website

sales@leaperstanbrook.co.uk email