

# Crane & Co



## Price Guide

£350,000 - £375,000

Flat 69 Linkwood, Compton Place Road, Eastbourne, East Sussex BN21 1EF

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✉️ [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

🏠 3 Bedroom 🛀 2 Bathroom 📺 1 Reception



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Share of Freehold

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A home with a view! Set within the highly sought after and prestigious Linkwood development, this chain free, third floor, three bedroom apartment overlooks the manicured fairways of the Royal Eastbourne Golf Club. Step inside to discover generously sized, bright and airy rooms, designed for comfortable living. The primary bedroom includes an en-suite, while guests are well catered for with a separate shower room and an additional W/C. Enjoy your morning coffee or evening sundowner on the private westerly facing balcony, where the setting sun provides the perfect backdrop to the uninterrupted views of the golf course. Additional perks include a garage in a block, share of the freehold, and no onward chain. Don't miss your chance to live in a genuine desirable development.

\* Annual Service Charge £4685 per Annum

\* 981 Years Remaining on Lease

\* Information Provided by Seller\*

## Main Features

- Purpose Built Apartment
- 3 Bedrooms
- 3rd Floor
- Stunning Views Over The Golf Course
- Chain Free
- Bathroom, En-Suite Shower Room and Additional W/C
- Share Of Freehold

## Room Sizes

Entrance Hallway  
Living/Dining Room - 23' 4" x 14' 0"  
Balcony  
Kitchen - 12' 10" x 9' 3"  
W/C  
Shower Room  
Bedroom 1 - 17' 6" x 11' 11"  
En Suite  
Bedroom 2 - 16' 4" x 11' 6"  
Bedroom 3 - 17' 10" x 10' 11"  
Garage - 18' 9" x 8' 9"

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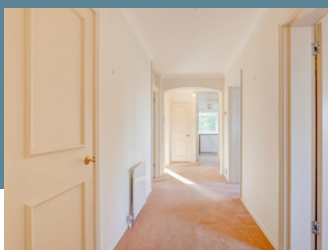
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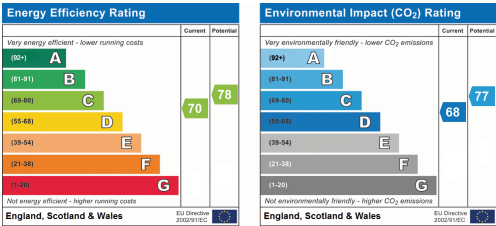
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