

Campbell's Estate Agents
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your local independent estate agent

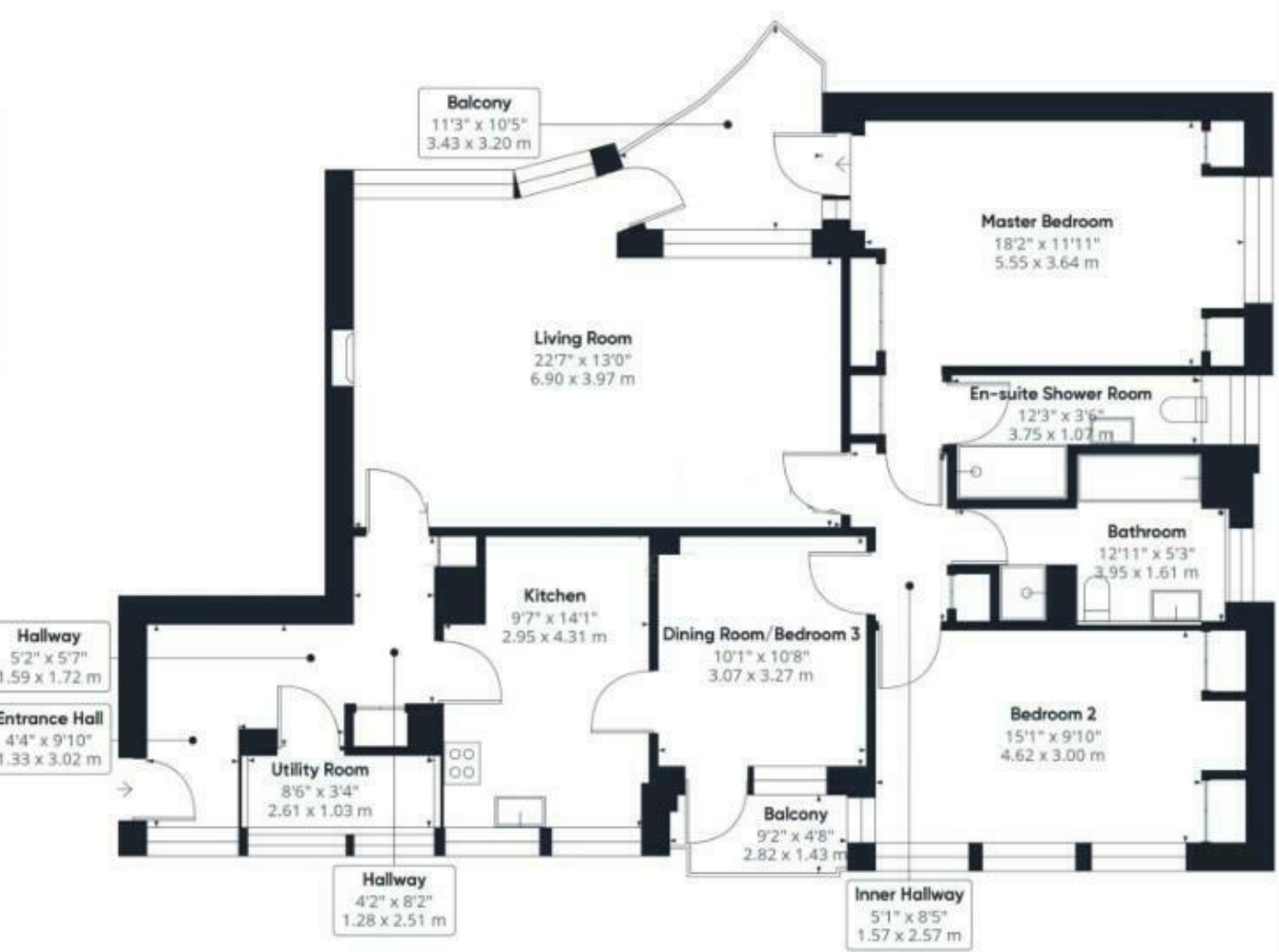
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	74	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



22 Saffrons Court, Compton Place Road, Eastbourne, East Sussex
BN21 1DX

oieo £450,000

leasehold

A beautifully maintained two/three bedroom purpose built apartment set in a desirable part of town commanding fabulous views from two balconies that are set to either side of the building benefiting from a resident porter, lift, communal gardens and single garage. Share of freehold. No onward chain.

2/3 Bedrooms

Cricket Ground and Town Views

2 Balconies

Communal Gardens

Garage

Share of Freehold

No Chain

Porter

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

The Property
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Description

Saffron Court is a purpose built development of residential apartments that are set in large communal grounds on the west side of town. No 22 enjoys two balconies on either side of the building with views of Saffrons cricket ground and is close to the Royal East Sussex Golf Club. Situated on the sixth floor the apartment enjoys bright and spacious accommodation arranged around a large entrance hall with balcony from the dining room and a west facing balcony linking the master bedroom and living room. The rooms are all of excellent proportions, the main living room measuring some 22' with good ceiling heights throughout. The master bedroom has ample storage with an en-suite shower room. There is an additional bedroom as well as a dining room which could also be used as a third bedroom. The fully fitted kitchen has integrated appliances and there is also the benefit of a separate laundry room. This particularly well maintained apartment block has a porter, lift, single garage and benefits from a share of the freehold. The apartment is well placed for the enjoyment of town living, close to the Devonshire tennis club, theatres and viewing is highly recommended.

Directions

From Eastbourne station turn into Grove Road, proceed along turning right into Meads Road and continue along turning right into Compton Place Road where the apartment block will be found on the left hand side.

What3Words: ///rugs.pills.remote

THE ACCOMMODATION

With approximate room dimensions comprises

LARGE RECEPTION HALL

Windows taking in views of the Saffron Cricket Club.

LAUNDRY ROOM

9' 8" x 3' 7" (2.95m x 1.09m) Tiled with plumbing and storage.

KITCHEN

14' 1" x 9' 7" (4.29m x 2.92m) With window taking in far reaching views over the cricket ground and town beyond, tiled flooring, fitted with a range of base and wood fronted units incorporating a dishwasher, fridge and freezer with a fitted oven and microwave, there is under unit tiling and a large area of working surface incorporating a one and a half bowl acrylic sink with mixer tap and drainer, four ring hob, cupboard concealing gas fired boiler.



DINING ROOM/BEDROOM THREE

11' 0" x 10' 1" (3.35m x 3.07m) With window and door to balcony 9' 2" x 5' 4" (2.79m x 1.63m) with direct views over the cricket ground and the town beyond, range of fitted book shelves, connecting door to



INNER HALLWAY

Airing cupboard.

BEDROOM

17' 3" x 10' 3" (5.26m x 3.12m) With windows taking in views to the front and double wardrobe cupboard with storage above.



BATHROOM

13' 1" x 8' 0" (3.99m x 2.44m) With obscured window, fitted with coloured suite comprising panelled bath, low level wc, vanity sink unit, tile enclosed shower.

MASTER BEDROOM

20' 0" x 12' 0" (6.10m x 3.66m) A double aspect room with double cupboard, two separate single cupboards and connecting door to balcony 11' 11" x 9' 5" (3.63m x 2.87m), also accessed from the living room, of irregular shape.



SHOWER ROOM

13' 7" x 6' 0" (4.14m x 1.83m) Obscured window, fitted with a vanity sink unit, low level wc and tiled enclosure.

LIVING ROOM

22' 7" x 16' 1" (6.88m x 4.90m) With window and door to balcony, central electric fire with westerly views.

GARAGE

17' 10" x 9' 2" (5.44m x 2.79m) With up-and-over door, power and light. Garage number 13.

OUTSIDE

The property is surrounded by communal grounds for the use of the residents.



LEASE DETAILS

999 years from 1986 (tbc)
Maintenance approximately £5250 per annum
We are advised the property has a share of freehold with certain restrictions on the lease including a no pets policy and no sub-letting policy.

COUNCIL TAX

Eastbourne Borough Council
Band E - £2,953.44

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.