



# BROOK GAMBLE



## Saffrons Court Compton Place Road, Eastbourne, BN21 1DZ

**£230,000**

Located in the desirable Lower Meads area of Eastbourne, this charming two-bedroom ground floor apartment on Compton Place Road offers a delightful blend of comfort and convenience. The property features a well-proportioned reception room, perfect for relaxing or entertaining guests. The two bedrooms provide ample space for rest and relaxation, making it an ideal home for couples, small families, or those seeking a peaceful retreat. One of the standout features of this apartment is its proximity to the seafront, allowing residents to enjoy the beautiful coastal scenery and the vibrant atmosphere of Eastbourne. The property is chain-free, making the buying process smoother and more straightforward for prospective purchasers.

### **Communal Entrance**

Communal front door with entryphone system, opening into Communal Hallway.

### **Entrance Hall**

Private front door to Entrance Hall; with night storage heater, linen cupboard housing insulated cylinder with slatted shelving, cloaks cupboard with clothes rail and shelving, and cupboards above, wall light.

### **Lounge / Dining Room 18'5 x 12'2 (5.61m x 3.71m)**

Feature fireplace surround with electric heater. Night storage heater, two UPVC double glazed windows to front.

### **Kitchen 12'2 x 7'4 (3.71m x 2.24m)**

Single drainer one and a half bowl in enamel sink unit with mixer tap and cupboards below. Further range of matching drawers and base units with working surfaces over incorporating four ring ceramic hob with cooker hood above. Eye-level electric double oven, space and plumbing for washing machine, space for condensing dryer, integrated fridge and freezer, wall units, part tiling to walls, UPVC double glazed window to front, built-in parcel cupboards.

### **Bedroom 1 14'9 x 11'1 (4.50m x 3.38m)**

Measurements include the twin built-in double wardrobe cupboards with shelving and cupboards above. Night storage heater, UPVC double glazed window to rear overlooking the wonderful communal gardens.

### **Bedroom 2 9'11 x 10'6 (3.02m x 3.20m)**

Night storage heater, UPVC double glazed door and window to communal gardens.

### **Wet Room 8'2 x 6'8 (2.49m x 2.03m)**

Wall mounted shower unit with hand held shower attachment. Low flush WC, wash basin inset into vanity unit with drawer below. Heated towel rail, wall mounted electric heater, extractor fan, tiled walls and floor, frosted UPVC double glazed windows to rear.

### **Outside**

There are wonderful communal gardens to the rear of the property as well as residents parking facilities. The property also benefits from an external good sized store cupboard.

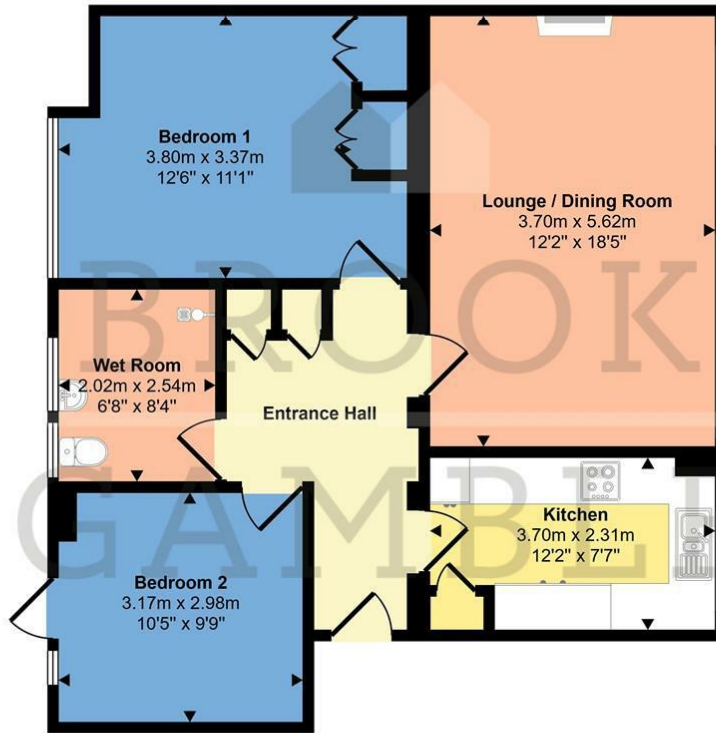
### **Other Information**

The vendors advises the following, though we have not seen a copy of the lease:

The property is being sold with a share of the freehold and the balance of a 999 year lease.. The current maintenance charge is £362.87 per month.

# Floor Plan

Approx Gross Internal Area  
72 sq m / 771 sq ft



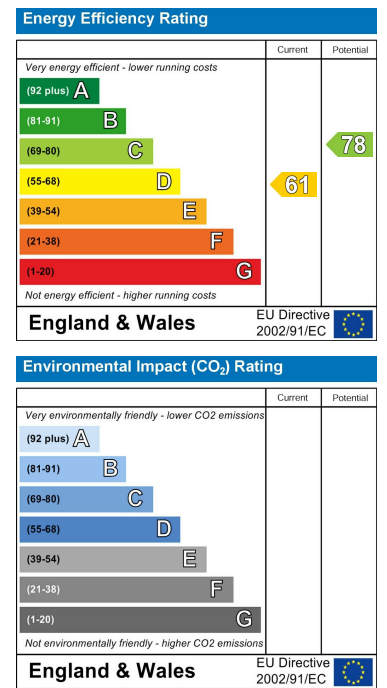
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.