



**15 Saffrons Court, Compton Place Road,  
Eastbourne, East Sussex, BN21 1DX  
£310,000**

**Rager & Roberts**



**15 Saffrons Court, Compton Place Road, Eastbourne, BN21 1DX**

# An immaculately presented 2 bedroom fourth floor apartment commanding glorious south westerly views over lovely park like grounds.

23' entrance hall • spacious sitting/dining room • large balcony • modern kitchen • 2 bedrooms including master suite en suite shower room • bathroom • gas fired central heating • garage • park like gardens and grounds

## Description

An immaculately presented 2 bedroom fourth floor apartment commanding glorious south westerly views over lovely park like grounds. The apartment has been substantially improved over recent years with the creation of an en suite shower room and presented to the market in an immaculate condition. Saffrons Court offers enormous stylish and gracious living with the benefit of 2 porters and a fine and scenic setting. An inspection is strongly recommended.

## Location

Set within extensive grounds Saffrons Court is situated opposite Saffrons cricket ground with the town centre just beyond affording easy access to local shopping facilities and the amenities of the town centre including the recently refurbished Beacon shopping thoroughfare. There are main line rail services from Eastbourne to London Victoria and to Gatwick and there are channel ferries from Newhaven.

Main entrance hall with entry phone system, passenger lift or staircase to fourth floor landing. Front door to

**23' Entrance Hall** with radiator, large storage cupboard with space and plumbing for washing machine and tumble dryer.

**Spacious Sitting/Dining Room** 19'10"x13' (6.05m x 3.96m) affording a glorious aspect over the communal gardens to the Compton Estate beyond, radiator, double glazed door to

**Spacious Balcony** commanding wonderful views over the extensive park like grounds.

**Kitchen** 11'7"x6'11" (3.53mx2.1m) into the door recess and equipped with range of coran working surfaces with handleless soft closing drawers and cupboards below, matching range of wall cabinets over, inset ceramic sink unit with mixer tap, integrated appliances including eye level Neff electric oven and microwave, induction hob with filter hood over, fridge/freezer, slimline dishwasher, gas fired boiler, aspect over the balcony towards the downs.

**Master Bedroom Suite comprising Bedroom 1** 19'8" x 12'11" (6mx3.94m) into the door recess, radiator, lovely south westerly garden view, door to balcony and door to

**en suite Shower Room** fitted with white suite comprising large shower unit, wash basin set into vanity unit with cupboards below, low level wc, heated towel rail, extractor fan, window.

**Bedroom 2** 14'x8'8" (4.27mx2.64m) into the door recess with fitted wardrobe cupboards, glorious views over the communal gardens, radiator.

**Bathroom/wc** with white suite comprising panelled bath with hand shower attachment and mixer tap, wash basin, low level wc, fully tiled walls, heated towel rail.

**Outside** Saffrons Court occupies one of the finest park like garden settings with extensively lawned and well maintained gardens.

**Garage** en bloc

**Tenure** Leasehold

## TOWN CENTRE OFFICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



We have not carried out a structural survey nor checked boundaries or tested any apparatus, equipment, fixtures, fittings or services and cannot guarantee that they are in working order or fit for their purpose. All photographs, measurements, floor plans and distances referred to are given as an approximate guide only and should not be relied upon. Measurements indicate the approximate maximum dimensions of any room and can include window bays, wardrobe cupboards and recesses. We have not checked the legal documents to verify the freehold/leasehold status of the property.