



**Flat 43, Saffrons Court,  
Compton Place Road, Eastbourne, BN21 1DY  
£380,000**

**Rager & Roberts**



**Flat 43, Saffrons Court, Compton Place Road, Eastbourne, BN21 1DY**

## **A spaciouly proportioned three bedroom first floor purpose built apartment within this prestigious development just to the west of the town centre.**

communal entrance lobby with secure entry phone system • passenger lift • 43' reception hall • 25' sitting/dining room • balcony  
kitchen/breakfast room • 3 bedrooms including master bedroom with en suite bathroom/wc • refitted shower room/wc  
gas fired central heating and double glazing • park like communal gardens • garage

### **Description**

A spaciouly proportioned three bedroom first floor purpose built apartment within this prestigious development just to the west of the town centre. The accommodation has been substantially improved in recent years and features a refitted kitchen and luxurious shower room/wc. The generous room proportions as well as the lovely westerly views over Compton Place will only be appreciated upon an internal inspection.

### **Location**

Saffrons Court is located just to the west of the town centre and within only a few hundred yards of the charming shopping facilities of Little Chelsea. The recently refurbished Beacon is the principal shopping thoroughfare and there are main line railway services to London Victoria and to Gatwick. Sporting facilities in the area include three principal golf courses, bowls and croquet at the Saffrons and one of the largest sailing marinas on the south coast. Eastbourne provides several theatres as well as the Towner Art Gallery.

**Communal Entrance Lobby** with passenger lift or staircase rising to the first floor Landing. Front door with caller viewer to

**43' Reception Hall** with deep shelved storage cupboard and further deep storage cupboard for coats, two radiators.

**Sitting/Dining Room** 24'9" x 14'6" (7.54m x 4.42m) reducing to 11'9" in width in the living area, affording lovely westerly views over the parklike communal gardens and grounds, stone fireplace surround inset with electric fire, two radiators, double glazed casement door leading to **Large Balcony** affording views over the communal gardens.

**Kitchen/Breakfast Room** 14'9" x 10'10" (4.5m x 3.3m) approximate 'L' shaped dimensions, affording fine views over the Saffrons Cricket Ground toward the Town Hall and refitted in relatively recent years with a range of working surfaces with drawers and cupboards below and matching wall mounted cabinets over, composite sink unit with mixer tap, range of integrated appliances include the Beaumatic four ring gas hob with filter hood over, Beaumatic oven and grill below, dishwashing machine, refrigerator and freezer unit, integrated washing machine, radiator.

**Master Bedroom suite comprising Bedroom 1** 22'6" x 12'11" (6.86m x 3.94m) affording lovely westerly views over the communal gardens and grounds and toward the grounds of Compton Place, an extensive range of fitted and built in wardrobe cupboards, radiator, double glazed casement door leading to the Balcony.

**En Suite Bathroom/wc** fitted with a white suite comprising panelled bath with mixer tap and hand shower attachment and shower curtain, low level wc, large wash basin with mixer tap set onto vanity unit with storage cupboards and drawers below, heated towel rail, part tiled walls, ladder radiator, window.

**Bedroom 2** 15'1" x 10'11" (4.6m x 3.33m) affording views toward the Town Hall over the Saffrons Cricket Ground, extensive range of built in wardrobe cupboards and matching bedroom furniture, radiator.

**Bedroom 3** 10' x 9'3" (3.05m x 2.82m) with views over the Saffrons Cricket Ground, two built in wardrobe cupboards, radiator.

**Shower Room/wc** fitted with a white suite comprising fully tiled and glass enclosed shower unit, low level wc, large wash basin set onto vanity unit with cupboard and drawer storage below, fully tiled walls, ladder radiator, window.

**Tenure** Freehold

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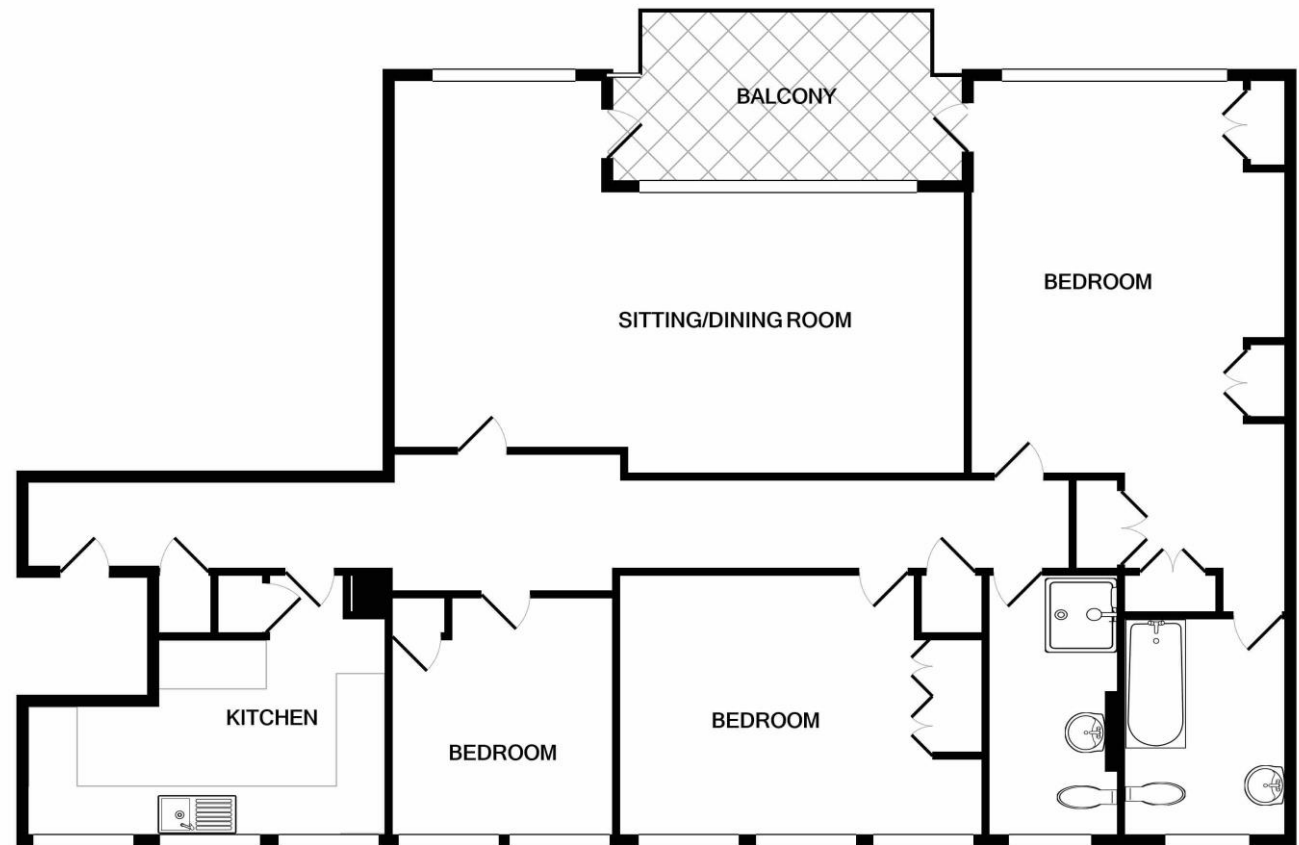
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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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.