



**65 Saffrons Court, Compton Place Road,  
Eastbourne, East Sussex, BN21 1DZ  
£229,000**

**Rager & Roberts**





**65 Saffrons Court, Compton Place Road, Eastbourne, East Sussex,**



## A significantly improved and spaciouly proportioned first floor purpose built apartment close to Saffrons cricket ground.

entrance hall • sitting/dining room • large southerly balcony • kitchen • 2 double bedrooms • newly fitted shower room and separate wc  
gas fired central heating and double glazing • communal car parking • lovely parklike setting

### Description

A significantly improved and spaciouly proportioned first floor purpose built apartment close to Saffrons cricket ground. The property forms part of one of Eastbourne's finest flat developments and has the benefit of a resident caretaker. Improvements to the accommodation include redecoration, newly laid carpets as well as the refitting of the shower room and wc. **The apartment is being sold with immediate vacant possession if required.**

### Location

Saffrons Court forms part of the exclusive residential area immediately to the west of the town hall and therefore easily accessible to the local shopping facilities of Little Chelsea with the town centre just beyond. There are main line rail services from the town centre to London Victoria and to Gatwick. Sporting facilities in the area include 3 golf courses with the Royal Eastbourne being nearby. Saffrons cricket ground is directly opposite Saffrons Court.

Entry phone system with access to the communal entrance hall with staircase to the first floor landing with front door to

**Spacious Entrance Hall** with radiator, shelved storage cupboard and linen storage cupboard, entry phone system.

**Sitting/Dining Room** 18'6"x12'10" (5.64mx3.9m) into the wide recess with southerly aspect and featuring a handsome period style surround for electric fire, radiator and sliding double glazed door to

**Large sheltered Balcony** with southerly aspect.

**Kitchen** 13'3"x7'3" (4.04mx2.2m) with extensive range of working surfaces with drawers and cupboards below and matching range of wall cabinets over, inset one and a half bowl sink unit with mixer tap, plumbing for washing machine and space for refrigerator and oven, Worcester wall mounted gas fired boiler, radiator, southerly aspect.

**Bedroom 1** 15'10"x11' (4.83mx3.35m) into the recess including the depth of the range of built in wardrobe cupboards, radiator and lovely garden aspect.

**Bedroom 2** 10'5"x9'10" (3.18mx3m) with lovely garden aspect, fitted wardrobe cupboard, radiator.

**Refitted Shower Room** with large shower with wall mounted shower fittings, wash basin with cabinet below, heated towel rail, tiled floor and walls.

**Separate wc** refitted with low level suite, radiator, part tiled walls, window.

### Outside

The maintained gardens and grounds of Saffrons Court provide an exceptionally fine and parklike setting. The extensively lawned gardens at the rear are walled and sit adjacent to the grounds of Compton Place and its own parklike setting. There is communal parking for cars within the grounds.

**Tenure** Leasehold

**Maintenance** Approximately £1,807.62 half yearly (to be confirmed)

### TOWN CENTRE OFFICE

36 Cornfield Road  
Eastbourne BN21 4QH  
Tel: 01323 430133  
Fax: 01323 430144

### OLD TOWN OFFICE

117 Green Street  
Eastbourne BN21 1RS  
Tel: 01323 419911  
Fax: 01323 641941

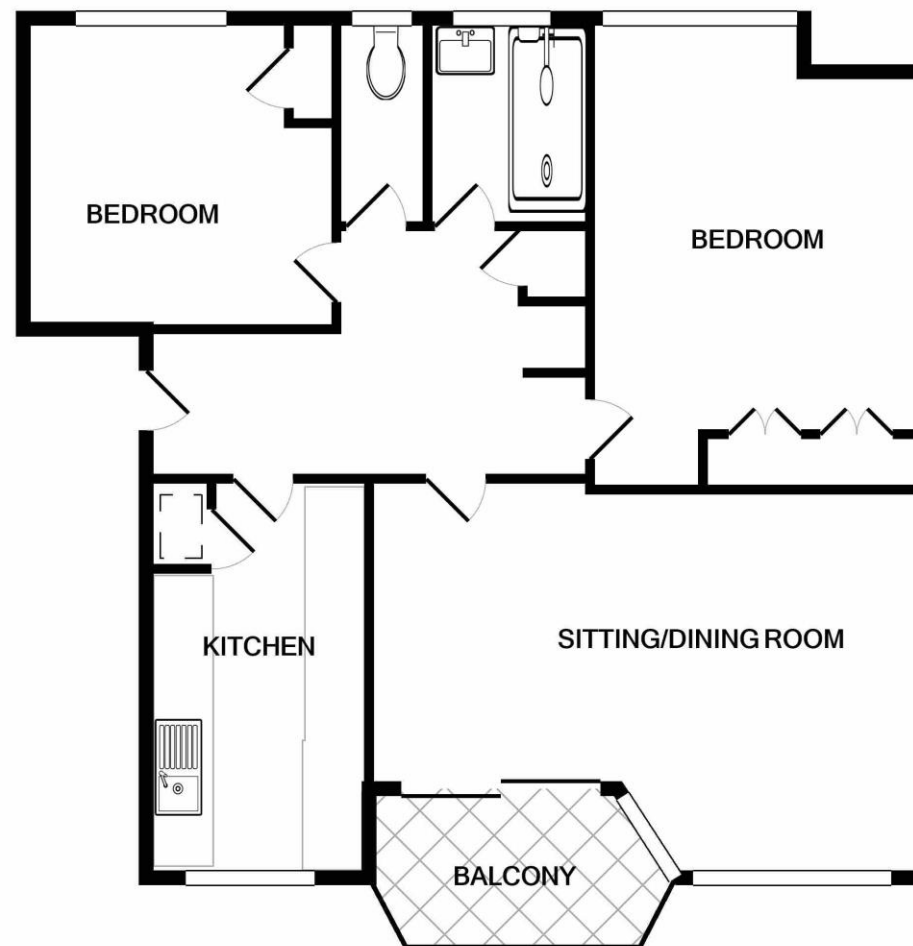
### ALFRISTON

1 North Street  
Alfriston BN26 5UG  
Tel: 01323 871171  
Fax: 01323 430144

**e-mail:** sales@ragerroberts.co.uk

**website:** www.ragerroberts.co.uk

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>	75	78
(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 744 SQ.FT. (69.1 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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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.