



Leasehold

£210,000

 2 Bedroom

 1 Reception

 2 Bathroom



5 Saffrons View, Meads Road, Eastbourne, BN20 7DU

A unique ground floor, two bedroom converted apartment with its own private entrance door, private lawned garden and an allocated parking space. Enviably situated in the Lower Meads the flat is opposite the Saffrons sports ground and within comfortable walking distance of the nearby town centre, mainline railway station and theatres. Benefits include two double bedrooms, a spacious bathroom & further shower room, dressing room/office, fitted kitchen, double glazing and gas central heating. An internal inspection comes very highly recommended.



Main Features

- Converted Garden Flat
- 2 Bedrooms
- Ground Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Spacious Bathroom/WC
- Double Glazing & Gas Central Heating
- Allocated Parking Space
- Private Lawned Garden

Entrance

Two double glazed entrance doors, one to the lounge and one to the bedroom.

Lounge

13'7 max x 14'5 max narrowing to 8'2 (4.14m max x 4.39m max narrowing to 2.49m)
Radiator. Doors to bedroom 1, 2, kitchen & shower room.

Shower Room/WC

Suite comprising shower cubicle. Low level WC. Vanity unit with wash hand basin, chrome mixer tap and cupboard below. Tiled walls.

Double Aspect Fitted Kitchen

10'5 x 7'3 (3.18m x 2.21m)

Range of fitted white high gloss wall and base units. Worktop with inset one and a half bowl single drainer sink unit with mixer tap. Built-in electric oven and hob with extractor cooker hood. Plumbing and space for washing machine. Space for upright fridge/freezer. Wall mounted gas boiler. Inset spotlights. Double glazed window to side and front aspects.

Bedroom 1

19'1 x 12'2 (5.82m x 3.71m)

Radiator. Coved ceiling. Double glazed door to –

Dressing Room/Office

11'1 x 7'5 (3.38m x 2.26m)

Overhead storage. Fitted wardrobe. Door to bathroom.

Bedroom 2

10'6 x 8'8 (3.20m x 2.64m)

Radiator. Inset spotlights. Double glazed window to front aspect.

Spacious Bathroom/WC

White suite comprising panelled bath with mixer tap and shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Inset spotlights. Extractor fan. Frosted double glazed window.

Outside

The flat has a private lawned garden to the side and an allocated parking space.

EPC = D.

Council Tax Band = A.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: Awaiting confirmation.

Maintenance: Awaiting confirmation.

Lease: 125 years from 2014. We have been advised of the lease term, we have not seen the lease.