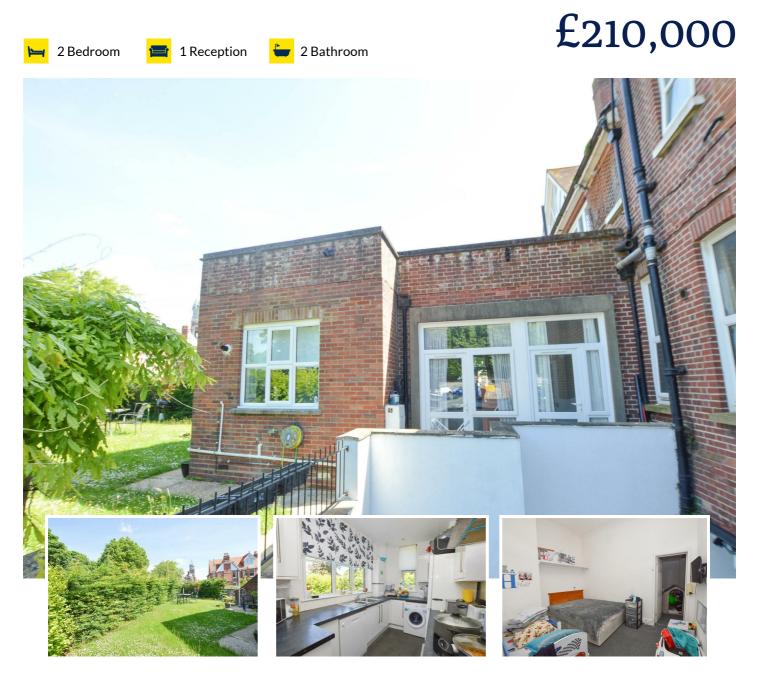


Leasehold



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 railways 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.



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Main Features	Entrance Two double glazed entrance doors, one to the lounge and one to the bedroom.
Converted Garden Flat	Lounge
• 2 Bedrooms	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.
Ground Floor	Shower Room/WC
Lounge	Suite comprising shower cubicle. Low level WC. Vanity unit with wash hand basin, chrome mixer tap and cupboard below. Tiled walls.
Fitted Kitchen	
Shower Room/WC	Double Aspect Fitted Kitchen 10'5 x 7'3 (3.18m x 2.21m)
Spacious Bathroom/WC	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
Double Glazing & Gas Central	extractor cooker hood. Plumbing and space for washing machine. Space for upright
Heating	fridge/freezer. Wall mounted gas boiler. Inset spotlights. Double glazed window to side and front aspects.
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 Allocated Parking Space 	Bedroom 1 19'1 x 12'2 (5.82m x 3.71m)
Private Lawned Garden	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.
	Council Tax Dallu = 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.

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g., title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.