



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom



1 Reception



1 Bathroom

## £124,950



### 6 Saffrons View, Meads Road, Eastbourne, BN20 7DU

A compact but ideally located one bedroom ground floor apartment with private entrance door and garden. Situated in the Lower Meads within east walking distance of the town centre and mainline railway station the flat benefits from a fitted kitchen & shower room/WC, double glazing and gas central heating. An internal inspection comes highly recommended.

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

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Main Features

- Ideally Located Lower Meads Garden Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Bath & Shower Room/WC
- Double Glazing
- Gas Central Heating
- Private Area Of Garden

Entrance

Double glazed French doors to -

Lounge

20'6 x 7'4 (6.25m x 2.24m )  
Radiator. Picture rail. Doors to kitchen and bedroom.

Fitted Kitchen

8'8 x 6'4 (2.64m x 1.93m )  
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and oven. Stainless steel extractor cooker hood. Part tiled walls. Wall mounted gas boiler. Door to bathroom.

Bedroom

13'7 x 8'2 (4.14m x 2.49m )  
Radiator. Double glazed window.

Modern Bath & Shower Room/WC

Suite comprising panelled bath with chrome mixer tap and shower attachment. Shower cubicle. Vanity unit with inset wash hand basin, chrome mixer tap and cupboard below. Low level WC. Radiator. Extractor fan.

Outside

The flat has an area of private garden to the front.

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: £150 per annum**  
**Maintenance: £1500 per annum**  
**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.