TOWN FLATS

01323 416600

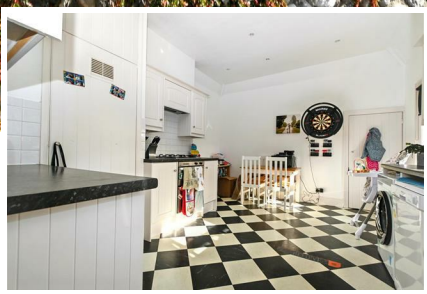
Leasehold - Share of Freehold

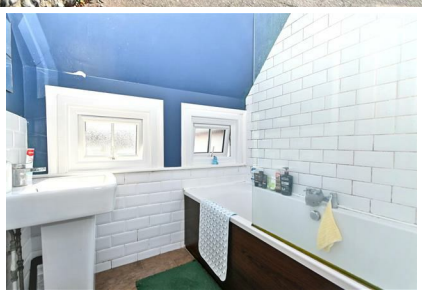
Offers In Excess Of £225,000

2 Bedroom | 1 Reception | 1 Bathroom









Flat 4, 34 Saffrons Road, Eastbourne, BN21 1DT

Occupying the upper floors of this impressive detached period residence, this spacious and characterful split level apartment enjoys an enviable position within one of Eastbourne's finest tree lined roads, in the highly regarded Saffrons area. Offering a wonderful combination of period charm, generous proportions and practical living space, the property comprises two double bedrooms, a large and welcoming lounge, kitchen/dining room, separate WC and family bathroom, together with an abundance of useful storage throughout. The property further benefits from a private garage, parking and attractive communal gardens, providing valuable outside space and excellent practicality. Ideally situated within easy reach of Eastbourne town centre and railway station, as well as the wealth of shops, cafés and amenities the surrounding area has to offer, this splendid period conversion provides a particularly appealing opportunity to acquire a spacious home in one of Eastbourne's most desirable residential locations.

www.town-property.com info@townflats.com

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Main Features

- Converted Split Level Apartment
- Two Bedrooms
- Kitchen/Breakfast Room
- Utility
- Lounge
- Bathroom/WC & Cloakroom
- Garage & Parking
- Close to Local Shops & Transport Links

Entrance
Communal entrance via an external staircase. Private entrance door to-

Hallway
Radiator. Stairs to upper floor.

Kitchen/Breakfast Room
Fitted range of white wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Built in gas hob with electric oven under and extractor over. Space and plumbing for washing machine and dishwasher. Integrated fridge and freezer. Inset spotlights. Part tiled walls. Two windows to side aspect. Door to-

Utility Room
Space for appliance. Window to side. Further walk in storage.

Bathroom/WC
Modern contemporary style suite comprising of a panelled bath with mixer tap and shower above. Pedestal wash hand basin with mixer tap. Part tiled walls. Two windows. Door to Low level WC with heated towel rail. Further window.

Stairs from Ground to Upper Level
Double glazed window.

Lounge
Two radiators. TV point. Double glazed window to front aspect.

Bedroom 1
Radiator. Extensive range of fitted wardrobes with mirrored sliding doors. Double glazed window.

Bedroom 2
Wood effect flooring. Fitted wardrobe with mirrored sliding doors. Double glazed window.

Cloakroom
White suite comprising of low level WC and pedestal wash hand basin. Radiator. Part tiled walls. Double glazed window.

Outside
The flat is set in communal lawned gardens.

Parking
There is a garage with an up and over door with a parking space in front.

COUNCIL TAX BAND = B

EPC = D

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: N/A
Maintenance: Approximately £200 per month.
Lease: 999 years from 2003. 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.