



6 Saffrons Mead, 2 Grassington Road, Eastbourne, BN20 7BG

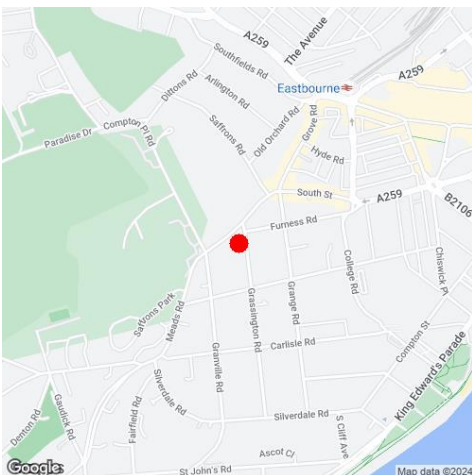
Price £260,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

Available with no onward chain- A well presented two bedroom apartment enjoying a popular and convenient location virtually opposite the Saffrons cricket ground and within a few hundred yards of Eastbourne town centre and railway station. The apartment is approached via an attractive entrance foyer with lift and stairs rising to the first floor. The light and airy accommodation is set around a spacious reception hall and includes a generous living room with dual aspect windows, a fitted kitchen with integrated appliances and two double bedrooms, both with fitted wardrobes and one with an en-suite shower room and the other served by a bathroom. The apartment has been thoughtfully arranged with the principal rooms arranged at the rear to take advantage of the westerly aspect. Other benefits include gas central heating, sealed unit double glazing a covered parking space together with a share in the freehold of Saffrons Mead.





### At a Glance:

- Convenient Lower Meads location within a few hundred yards of the town centre
- Two double bedrooms with fitted wardrobes
- Two bath/shower rooms (one en-suite)
- Light and airy accommodation
- Covered parking space
- Gas central heating
- Sealed unit double glazing

### Accommodation:

**COMMUNAL FRONT DOOR**

**STAIRS & PASSENGER LIFT TO FIRST FLOOR**

**FRONT DOOR**

**RECEPTION HALL**

**SITTING ROOM**

17'9" (5.41m) x 16'0" (4.88m) Max

**KITCHEN**

13'6" (4.11m) x 6'6" (1.98m)

**BEDROOM 1**

13'0" (3.96m) x 12'3" (3.73m) including depth of fitted wardrobe cupboards to one wall.

**EN-SUITE SHOWER ROOM/WC**

**BEDROOM 2**

14'0" (4.27m) x 9'4" (2.84m) including depth of fitted wardrobe cupboards to one wall.

**BATHROOM/WC**

**OUTSIDE:**

**COMMUNAL GARDENS**

**COVERED PARKING SPACE**

**COUNCIL TAX:**

Band "E"

**EPC:**

T.B.C.

**LEASE:**

999 years from 1/6/1988

**MAINTENANCE:**

T.B.C.

**GROUND RENT:**

Nil.

**PETS:**

T.B.C.

**SUB-LETTING:**

T.B.C.

(All details concerning the terms of the Lease and outgoings are subject to verification)



Ref: 3

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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