



30 Saffrons Park, Eastbourne, BN20 7UX

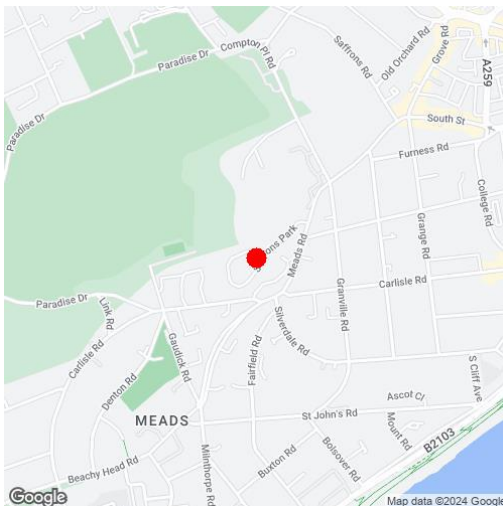
Price £895,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A rarely available four double bedroom detached house with double garage in the exclusive Saffrons Park development in Lower Meads occupying an elevated position boasting far reaching views towards the sea. This delightful home enjoys many features and benefits and enjoys spacious accommodation comprising spacious entrance hall, sitting room, dining room, sun room, kitchen with range of work surface with drawers and cupboards under with matching wall units, integral dish washer, range cooker and fridge freezer and door to a useful utility room with work surface, matching wall and floor cupboards integral washing machine and cupboard housing the gas boiler (replaced in 2021). There is also a ground floor cloakroom which completes the ground floor accommodation. From the entrance hall stairs rise to the first floor where there are four excellent size double bedrooms, one having an en suite bathroom with panelled bath, shower cubicle, wash hand basin and low level wc. Another of the bedrooms has an en suite shower room with shower cubicle, wash hand basin and wc. There is also a family bathroom on the first floor with bath, wash hand basin and wc. To the front there is an area of lawn and a driveway providing off road parking for two/three vehicles which leads to an integral double garage. To the rear there is a good size secluded garden principally laid to lawn with area of patio, large brick built garden store and a variety of plants, shrubs and trees. The property has a majority of triple glazed windows and gas central heating.





At a Glance:

- Spacious four double bedroom detached house
- Exclusive Saffrons Park development
- Sitting room
- Dining room
- Sun room
- Kitchen and utility room
- Family bathroom and 2 en suites
- Integral double garage with driveway
- Secluded rear garden
- Downstairs cloakroom

Accommodation:

ENTRANCE PORCH

ENTRANCE HALL

SITTING ROOM

20'6" (6.25m) x 14'7" (4.45m)

DINING ROOM

14'0" (4.27m) x 10'4" (3.15m)

KITCHEN

13'7" (4.14m) x 11'8" (3.56m)

UTILITY ROOM

10'4" (3.15m) x 5'9" (1.75m)

SUN ROOM

14'8" (4.47m) x 12'5" (3.78m)

WC

FIRST FLOOR LANDING

BEDROOM 1

14'7" (4.45m) x 13'8" (4.17m)

EN SUITE BATHROOM

BEDROOM 2

13'9" (4.19m) x 13'8" (4.17m)

EN SUITE SHOWER ROOM

BEDROOM 3

13'6" (4.11m) x 13'0" (3.96m)

BEDROOM 4

13'11" (4.24m) x 10'5" (3.18m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

LARGE BRICK BUILT STORAGE UNIT

DRIVEWAY

DOUBLE GARAGE

18'9" (5.72m) x 16'5" (5m)

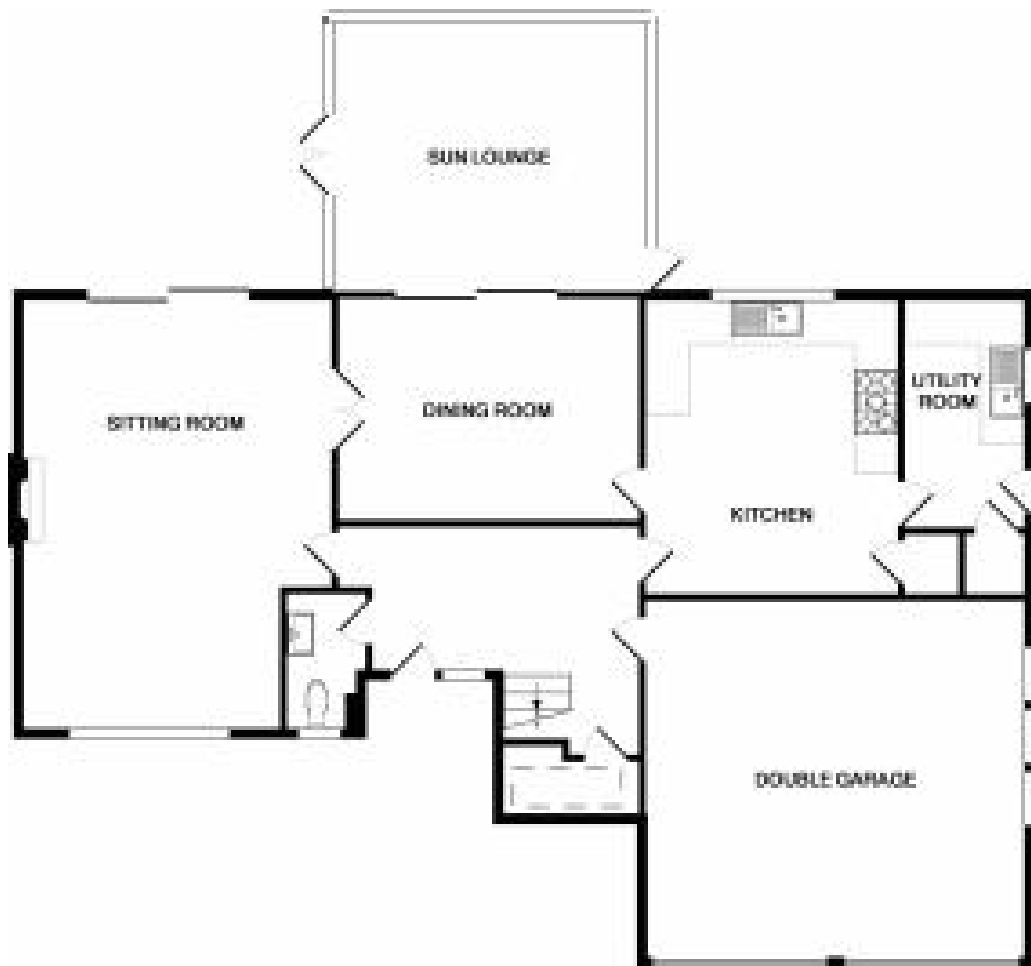
COUNCIL TAX:

Band 'G'

EPC:

'D'





GROUND FLOOR
APPROX. FLOOR
AREA 1200 SQ. FT.
(110.2 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1085 SQ. FT.
(100.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 2282 SQ. FT. (210.5 SQ. M.)

MEASUREMENTS ARE GIVEN FOR GUIDANCE ONLY. THE AGENTS AND ADVERTISER ACCEPT NO LIABILITY FOR ANY INACCURACIES.

Ref: 1

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.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

www.leaperstanbrook.co.uk

sales@leaperstanbrook.co.uk