



2 Saffrons Park, Eastbourne, BN20 7UX

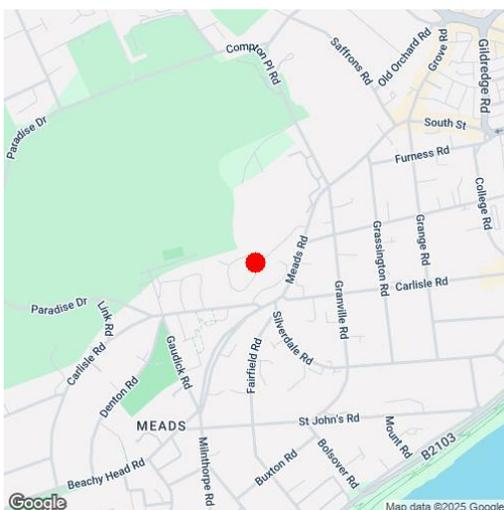
Offers in Excess of £800,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful four bedroom detached residence of pleasing appearance, enviably located within the exclusive Saffrons Park development in lower Meads less than a half mile from Eastbourne railway station. The accommodation includes a bright 20' x 15' dual aspect sitting room with patio doors opening on to the rear garden, a dining room and fitted kitchen/breakfast room, with adjacent utility room. There are four generous bedrooms, all with fitted wardrobes and the master having a 14' x 6' en-suite bathroom with both a bath and shower cubicle. The house is set within generous level gardens extending to approximately 80' x 60' that are principally laid to lawn with a flint boundary wall to the Meads Road frontage. Although the house would benefit from general modernisation and redecoration, it does benefit from gas central heating and a double garage. Available with no onward chain, an early internal inspection is highly recommended.





At a Glance:

- Exclusive Saffrons Park location
- Good size part flint walled level lawned gardens
- Four generous bedrooms
- Two reception rooms
- Two bathrooms (one en-suite)
- Double garage
- Gas central heating
- No onward chain

Accommodation:

HALL

CLOAKROOM/WC

SITTING ROOM

20'6" (6.25m) x 15'6" (4.72m)

DINING ROOM

13'6" (4.11m) x 10'6" (3.2m)

KITCHEN

13'6" (4.11m) x 11'9" (3.58m)

UTILITY ROOM

8'0" (2.44m) x 6'6" (1.98m)

LANDING

MASTER BEDROOM

15'9" (4.8m) Into Bay x 10'6" (3.2m)

EN-SUITE BATHROOM

14'9" (4.5m) x 6'6" (1.98m)

BEDROOM 2

13'9" (4.19m) x 10'4" (3.15m) To Wardrobe

BEDROOM 3

12'9" (3.89m) x 10'6" (3.2m)

BEDROOM 4

12'9" (3.89m) x 7'9" (2.36m)

FAMILY BATHROOM

OUTSIDE:

DOUBLE GARAGE

GARDENS FRONT & REAR

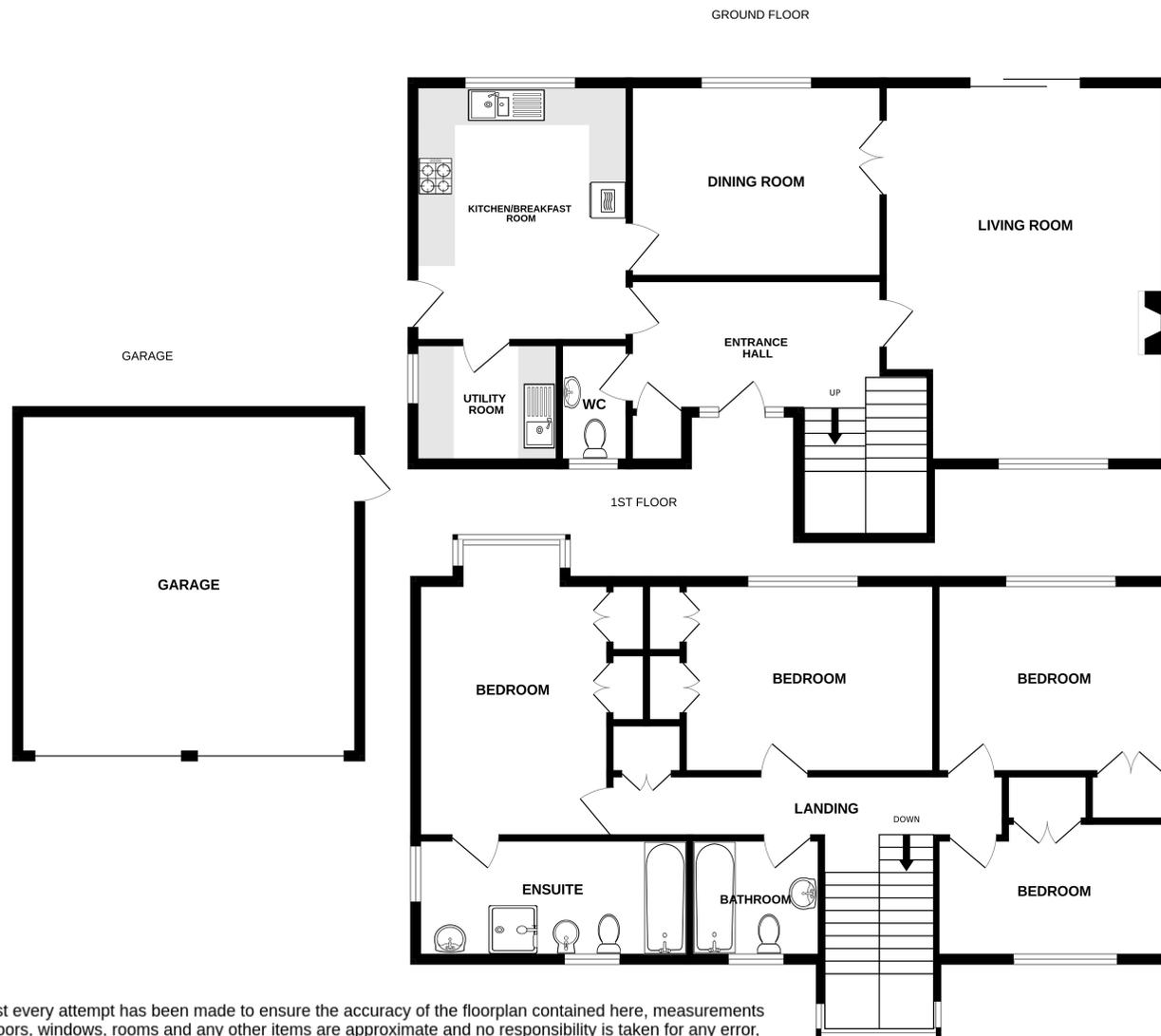
COUNCIL TAX:

Band `G`

EPC:

`D`





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2025

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.



5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk