



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

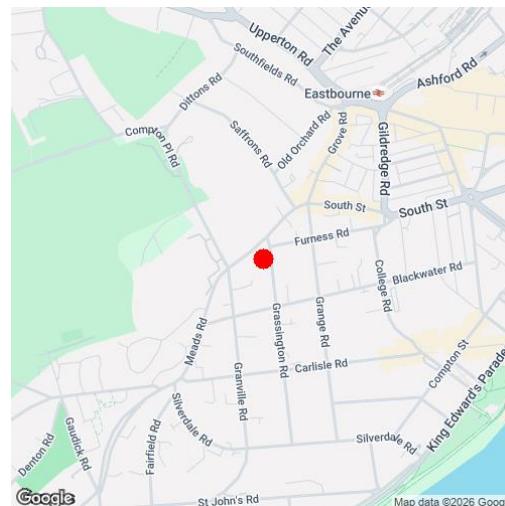
Price £310,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A pleasant well presented two double bedroom flat located on the ground floor of this well maintained purpose built block in the popular Lower Meads area of Eastbourne opposite the Saffrons sports ground. This delightful property is offered to the market chain free and boasts accommodation comprising communal entrance hall, spacious private entrance hall, sitting/dining room enjoying a duel aspect overlooking the communal gardens, well fitted kitchen with range of matching wall and base units, modern bathroom/wc, two excellent size double bedrooms with the main bedroom enjoying the benefit of an en-suite shower room/wc. The property benefits from having stylish fitted window shutters to some windows and further benefits include double glazing and gas central heating. Saffrons Mead sits in well kept communal gardens and there is the convenience of an allocated covered car parking space. The property is located within close proximity to Eastbourne town centre, train station, seafront and theatres.





## At a Glance:

- Well presented two double bedroom ground floor flat
- Popular Lower Meads location
- Chain Free
- Kitchen
- Bathroom and en-suite shower room
- Spacious entrance hall
- Fitted window shutters
- Double glazing
- Gas central heating
- Allocated covered car parking space

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING / DINING ROOM**

15'1" (4.6m) x 14'9" (4.5m)

**KITCHEN**

15'1" (4.6m) x 6'4" (1.93m)

**BEDROOM 1**

12'6" (3.81m) x 9'8" (2.95m) to front of wardrobes

**EN-SUITE SHOWER ROOM**

**BEDROOM 2**

11'5" (3.48m) x 10'0" (3.05m) to front of wardrobes

**BATHROOM**

**OUTSIDE:**

**COMMUNAL GARDENS**

**COVERED PARKING SPACE**

**LEASE:**

to be confirmed

**MAINTENANCE:**

£3,566.03 per annum ending 24 June 2026

**GROUND RENT:**

not applicable

**PETS:**

not allowed

**LETTING:**

allowed

**COUNCIL TAX:**

Band 'E'

**EPC:**

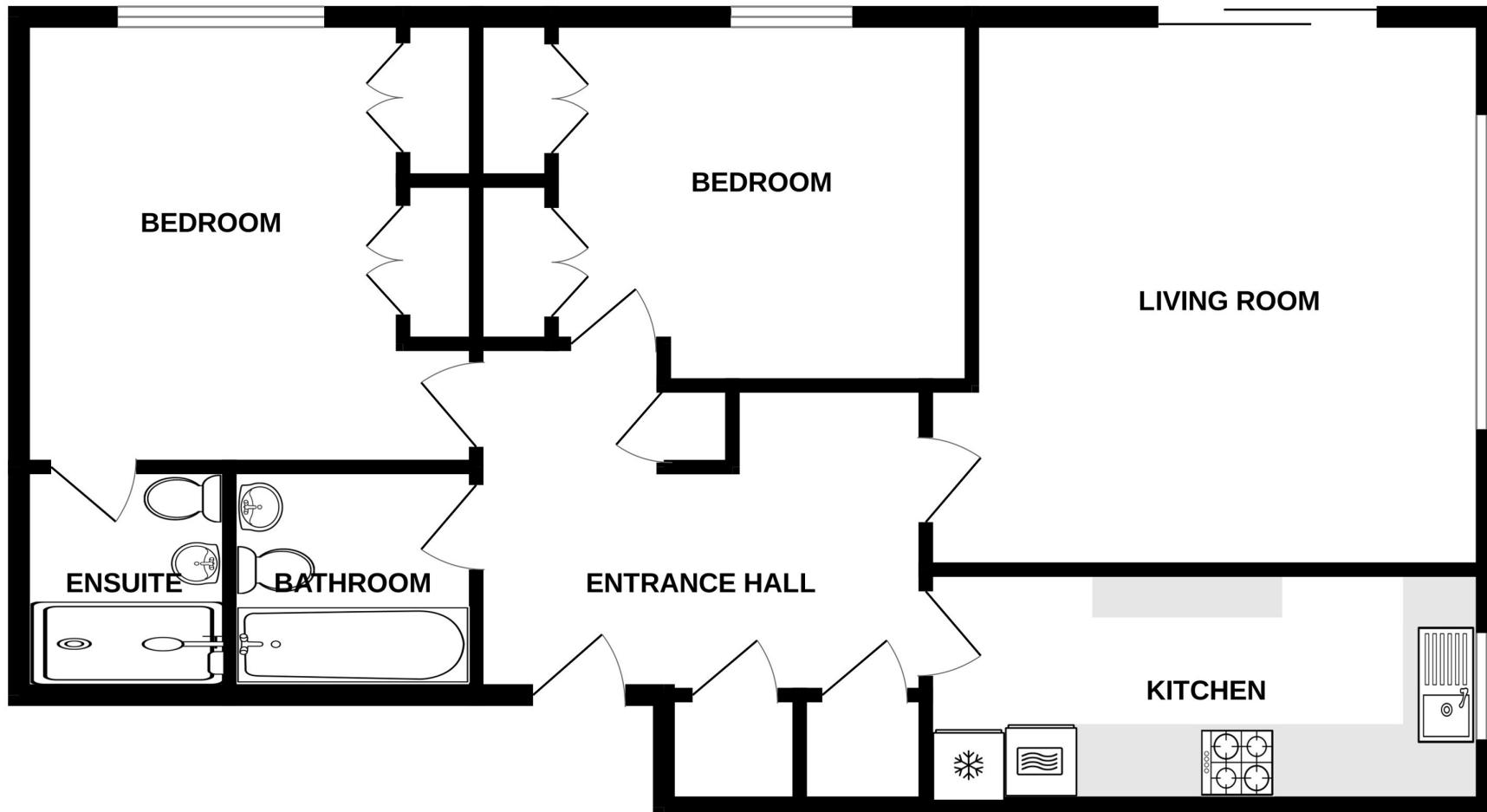
'C'

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



# GROUND FLOOR

849 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

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.

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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.

 **Leaper Stanbrook**

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