



18c Saffrons Road, Eastbourne, BN21 1DU

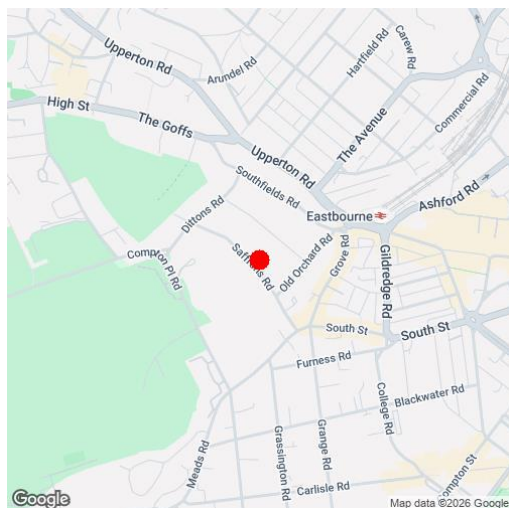
Price £550,000 | Leasehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

An extremely well presented three/four bedroom first and second floor duplex style apartment boasting its own private entrance, forming part of this attractive detached property in the popular Saffrons area of Eastbourne. This delightful property enjoys a pleasant aspect over The Saffrons cricket and sports ground and has been the subject of a much improvement. The property benefits from unusually spacious, beautifully appointed and tastefully decorated accommodation arranged over two floors. The first floor comprises a superb fitted kitchen/dining room with a comprehensive range of fitted wall and base units, extensive worktops with inset ceramic single drainer sink unit with mixer tap, integrated appliances include a built in electric hob and extractor cooker hood, an eye level oven and microwave, fridge freezer and dishwasher. The magnificent sitting room has a recessed sitting area overlooking the Saffrons playing fields. The principal bedroom has an extensive range of fitted wardrobes, and there is a spacious and beautifully appointed shower room with separate utility room. There is also a bedroom/study located on the first floor. The second floor has two further double bedrooms, a second beautifully fitted bathroom and large walk in eaves storage room. Eastbourne's town centre, mainline railway station and theatres are all within comfortable walking distance. Other benefits include, off-road parking, gas central heating and sealed unit double glazed windows.





### At a Glance:

- Stunning three/four bedroom split level apartment
- Popular Saffrons location with views over Saffrons sports ground
- Modern kitchen/dining room
- Beautifully fitted shower room with adjoining utility room
- Newly fitted second bathroom
- Parking space
- Private entrance
- Useful large eaves storage room
- Lovely sitting room with pleasant recessed sitting area
- Double glazed and gas central heating

### Accommodation:

**PRIVATE ENTRANCE**

**ENTRANCE HALL**

**SITTING ROOM**

22'4" (6.81m) Max x 22'1" (6.73m) Max

**KITCHEN/DINING ROOM**

14'9" (4.5m) x 14'4" (4.37m)

**BEDROOM 1**

17'9" (5.41m) x 14'3" (4.34m)

**BEDROOM 4/STUDY**

9'3" (2.82m) x 7'8" (2.34m)

**SHOWER ROOM**

**UTILITY ROOM**

**STAIRS TO TOP FLOOR LANDING**

**BEDROOM 2**

12'3" (3.73m) x 9'6" (2.9m)

**BEDROOM 3**

10'10" (3.3m) x 10'3" (3.12m)

**BATHROOM**

**OUTSIDE:**

**PARKING SPACE**

**LARGE WALK-IN STORAGE**

**LEASE:**

125 years from 20th June 2018

**MAINTENANCE:**

45% of any agreed work.

**BUILDING INSURANCE:**

£50 per month.

**GROUND RENT:**

£100 per annum.

**SUB-LETTING:**

Not allowed

**PETS:**

T.B.C.

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





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.

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