

HUNT FRAME

ESTATE AGENTS



12 Saffrons Mead, 2 Saffrons Road, Eastbourne, BN20 7BG

£299,950



A THREE BEDROOM purpose built second floor apartment only a few hundred yards from the Town Hall and commanding views towards Saffrons Cricket Ground. Improvements have been made to this attractive apartment in recent years and an important feature is the large balcony on 2 elevations of the sitting room affording attractive views. The master bedroom benefits from an EN-SUITE shower room and there is also a CAR PORT. Located just to the west of the town centre the property is extremely well placed for the amenities of the town including shopping facilities, theatres and railway station with rail link to London Victoria and to Gatwick.



Communal front door with security entry phone to:

Communal Entrance Hall
Lift to second floor, front door to:

Entrance Hall

Radiator, door to large airing cupboard, built in cloaks/storage cupboard.

Lounge

15'9 x 15'8 (4.80m x 4.78m)
Ornamental health with electric fire. radiator, two sets of patio doors giving access to wrap around balcony.

Kitchen

15'7 x 6'5 (4.75m x 1.96m)
Fitted in a range of wall and base mounted cupboards and drawers. Work tops with inset one and a half bowl sink and single drainer unit. Built in eye level double oven and gas hob with extractor hood above. Spaces for upright fridge/freezer and washing machine. Wall mounted gas fired boiler, radiator, double glazed window to side.

Bedroom One

12'7 x 8'3 (3.84m x 2.51m)
Range of built in wardrobes, radiator, double glazed window to front. Door to:

En-Suite

In a modern white suite comprising double sized shower cubicle, low level wc, vanity wash basin with cupboards below, heated chrome towel rail, fitted mirror and shaver point.

Bedroom Two

10'9 x 8' (3.28m x 2.44m)
Radiator, double glazed window.

Bedroom Three

9'4 x 6'8 (2.84m x 2.03m)
Radiator, double glazed window.

Bathroom

In a white suite comprising panelled bath with shower above. Pedestal wash basin, low level wc. Tiled walls and floor, radiator.

EXTERNALLY

Car Port.

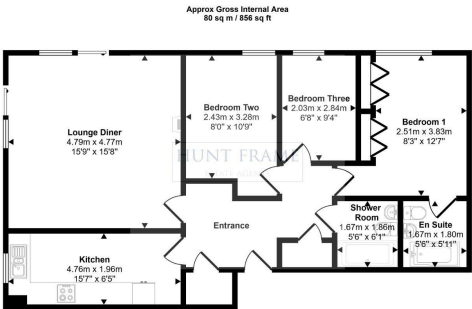
Lease and Outgoings

Share of freehold
999years from 1st June 1988

Council tax band: E
Maintenance approx. £3500 P.A.

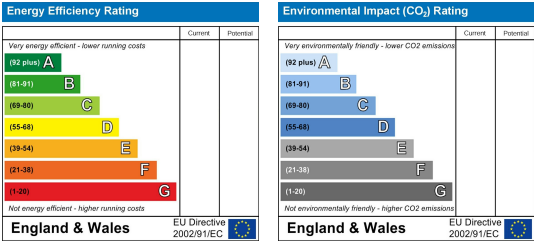
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shapely 360.



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