

HUNT FRAME

ESTATE AGENTS

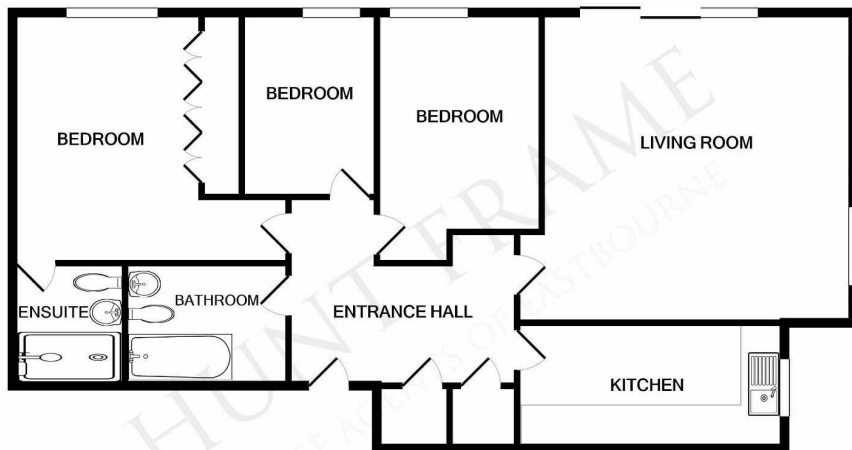


Saffrons Mead 2 Grassington Road

Lower Meads, Eastbourne, BN20 7BG

£350,000

 3  2  1  C



TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact us on 01323 737373 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOM FLAT
- GROUND FLOOR
- DOUBLE GLAZING
- CAR PORT
- LUXURY BATHROOMS
- GAS CENTRAL HEATING
- MASTER WITH EN-SUITE
- PRIVATE PATIO

A SPACIOUS THREE BEDROOM ground floor flat located close to Eastbourne town centre within the LOWER MEADS area. Comprising 16'10 x 16'1 lounge, RE-FITTED kitchen, master bedroom with EN-SUITE and luxury family bathroom. Also benefitting from a PRIVATE PATIO, gas central heating and a CAR PORT.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.