

HUNT FRAME

ESTATE AGENTS



3 Saffrons House, 28 Saffrons Road, Eastbourne, BN21 1DU £289,950



AN EXCEPTIONAL converted apartment, located in the sought after Saffrons area, within 1/2 mile of the town centre and railway station. Occupying the entire top (2nd) floor, with beautifully presented, spacious accommodation comprising TWO DOUBLE BEDROOMS with, refitted Kitchen with integrated appliances, refitted luxurious bath/shower room, and large Living Room with outlook over The Saffrons Sports Club, home to Eastbourne Cricket Club and Eastbourne Town Football Club.



COMMUNAL ENTRANCE HALL

Stairs rising to 2nd floor.

Maintenance as and when 25% share
Buildings Insurance £420 per annum (tbc)
Ground Rent £50 per annum (tbc)

PRIVATE ENTRANCE HALL

Security intercom. Radiator. Wood effect laminate flooring (extending in to Living Room, Kitchen and Bathroom). Eaves storage cupboard.

INNER HALL

Radiator. Four door fitted wardrobe/storage cupboards.

LIVING ROOM

22'5 x 20' into bay (6.83m x 6.10m into bay)
Bay window to front overlooking The Saffrons, and further windows to side.
Two radiators. Television point. Fitted contemporary electric fire. Fitted display shelving to recess flanking the chimney breast.

KITCHEN BREAKFAST ROOM

10'8 x 7'5 (3.25m x 2.26m)

Windows to side. Fitted in a range of white gloss fronted wall and base level units and doors with a quartz work surface over and tiled splashbacks. One and half bowl single drainer sink unit. Fitted electric oven and five burner gas hob with extractor hood over. Integrated slimline dishwasher, washing machine, microwave, fridge and freezer. Radiator.

BEDROOM ONE

15'8 x 16'3 (4.78m x 4.95m)

Dual aspect sash bay window to front overlooking The Saffrons,. Further sash window to side. Radiator.

BEDROOM TWO

15'7 x 10'7 (4.75m x 3.23m)

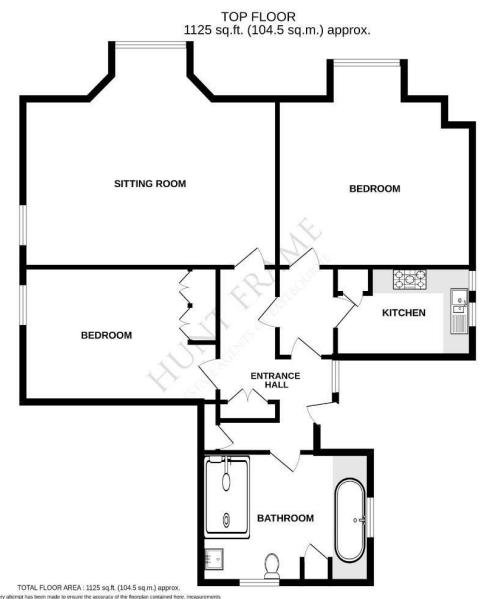
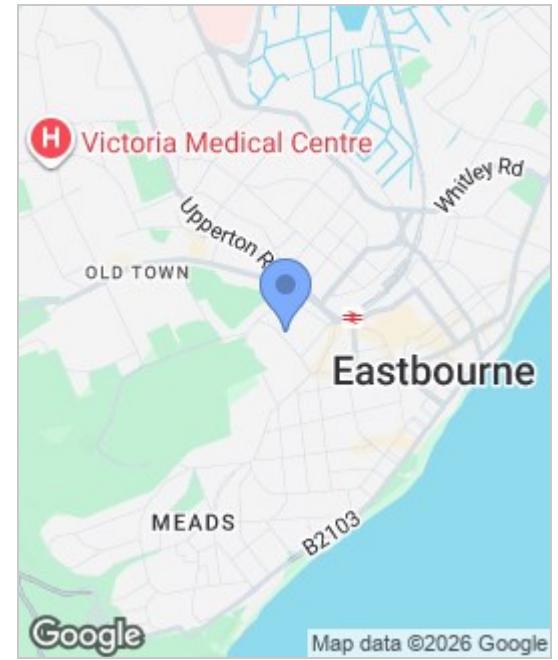
Sash windows to side. Radiator. Fitted four door wardrobe.

LUXURY BATHROOM

Sash window to rear. Velux style window to side. Built-in linen cupboard containing gas fired combi boiler. Anthracite heated towel ladder. Electric shaver point. Radiator. Fully tiled walls. Shower enclosure with fixed screen and 'rainforest' shower head. Pedestal wash hand basin. Low level wc. Bath with tiled surround.

LEASE AND MAINTENANCE

148 years remaining (tbc)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. Hunt Frame Ltd accept no responsibility for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and is not intended to be used for planning purposes. It is the responsibility of the purchaser to consult a surveyor for any specific measurements required and to generate an EPC report.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	71	
(81-91)	B	56	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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