



Flat 2 32 Saffrons Road
Eastbourne, BN21 1DU
Guide price £500,000

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Phil Hall Estate Agents welcome to the market this stunning and spacious apartment nestled in one of Eastbourne's most prestigious and desirable residential areas. This magnificent four-bedroom apartment offers a rare opportunity to acquire an expansive and beautifully appointed period home. Occupying the entire first floor of an elegant detached building, this substantial apartment delivers a unique combination of grand proportions, original character, and versatile living space—all within walking distance to Eastbourne's bustling town centre, mainline train station, excellent schools, and the tranquil open spaces of Gildredge Park.

From the moment you step into this charming residence, the sense of space and light is immediately apparent. The flat has been designed with an intelligent layout that creates a natural flow, while also offering distinct zones that provide privacy, flexibility, and an enhanced sense of comfort. Spanning across two wings, the apartment is ideal for families, professional couples working from home, or those who appreciate the blend of historical charm with practical, modern living.

At the heart of the home lies an expansive kitchen/dining room, which offers a delightful mix of rustic charm and modern usability. Freestanding appliances, including a traditional range cooker, create a homely and inviting atmosphere, while the ample space allows for a large dining table—ideal for both everyday family meals and entertaining guests.

From here, double doors lead to the truly impressive main reception room. A beautiful curved bay window dominates this space, offering tree-lined views and an abundance of daylight. A feature log burner fireplace forms the centrepiece of the room, adding a cosy yet refined feel, perfect for relaxing evenings or social gatherings.

The apartment offers four generously sized bedrooms, each with its own character and charm. For convenient and ease, the apartment boasts two bathrooms, one with a separate cloakroom





Guide Price £500,000 to £525,000

LOCATION, LOCATION, LOCATION

Just a short walk from Eastbourne town centre, residents enjoy easy access to a wide range of shops, cafes, and restaurants, as well as the mainline train station, providing direct links to London and Brighton.

Families will appreciate the proximity to several highly regarded schools, while outdoor enthusiasts can take advantage of the beautiful open spaces of Gildredge Park, located just moments away. The seafront and Eastbourne's iconic promenade are also within easy reach, making this a superb location for those seeking both lifestyle and practicality in the heart of this vibrant coastal town.

Communal Entrance Hall
Stairs leading to the private front door

Entrance Hall

Landing/Study Area
14'06 x 11'07 (4.42m x 3.53m)

Living Room
20'09 into bay x 18'00 max (6.32m into bay x 5.49m max)

Kitchen/Dining Room
17'04 x 14'05 (5.28m x 4.39m)

Bedroom One
17'01 x 14'04 (5.21m x 4.37m)

Bedroom Two
12'05 max x 10'06 (3.78m max x 3.20m)

Bedroom Three
12'05 x 8'09 (3.78m x 2.67m)

Bedroom Four
12'10x 6'05 (3.91mx 1.96m)

Bathroom One
9'08 x 6'04 (2.95m x 1.93m)

Bathroom Two
6'04 x 5'02 (1.93m x 1.57m)

Cloakroom
5'04 x 2'10 (1.63m x 0.86m)

Outside

The property comes with off-road parking for one vehicle and a private garage, located at the front of the building.

The rear garden is accessed via a private pathway running from the rear of the garage, the apartment's garden is an unexpected yet welcome retreat—a lush, tranquil space that feels worlds away from the town centre, despite being just minutes from the high street. As you walk along the secluded path, the garden opens out into a beautifully landscaped private haven which is walled to three sides, and predominantly laid to lawn, flowering plants, and shrub borders, creating a serene and sheltered environment. Tucked to one side of the garden is a delightful summer house—ideal for a variety of uses, from a peaceful reading room or studio, to an outdoor dining area or home office in the warmer months. With the added benefits of outside electrical points and outside tap, the garden caters for all your needs.

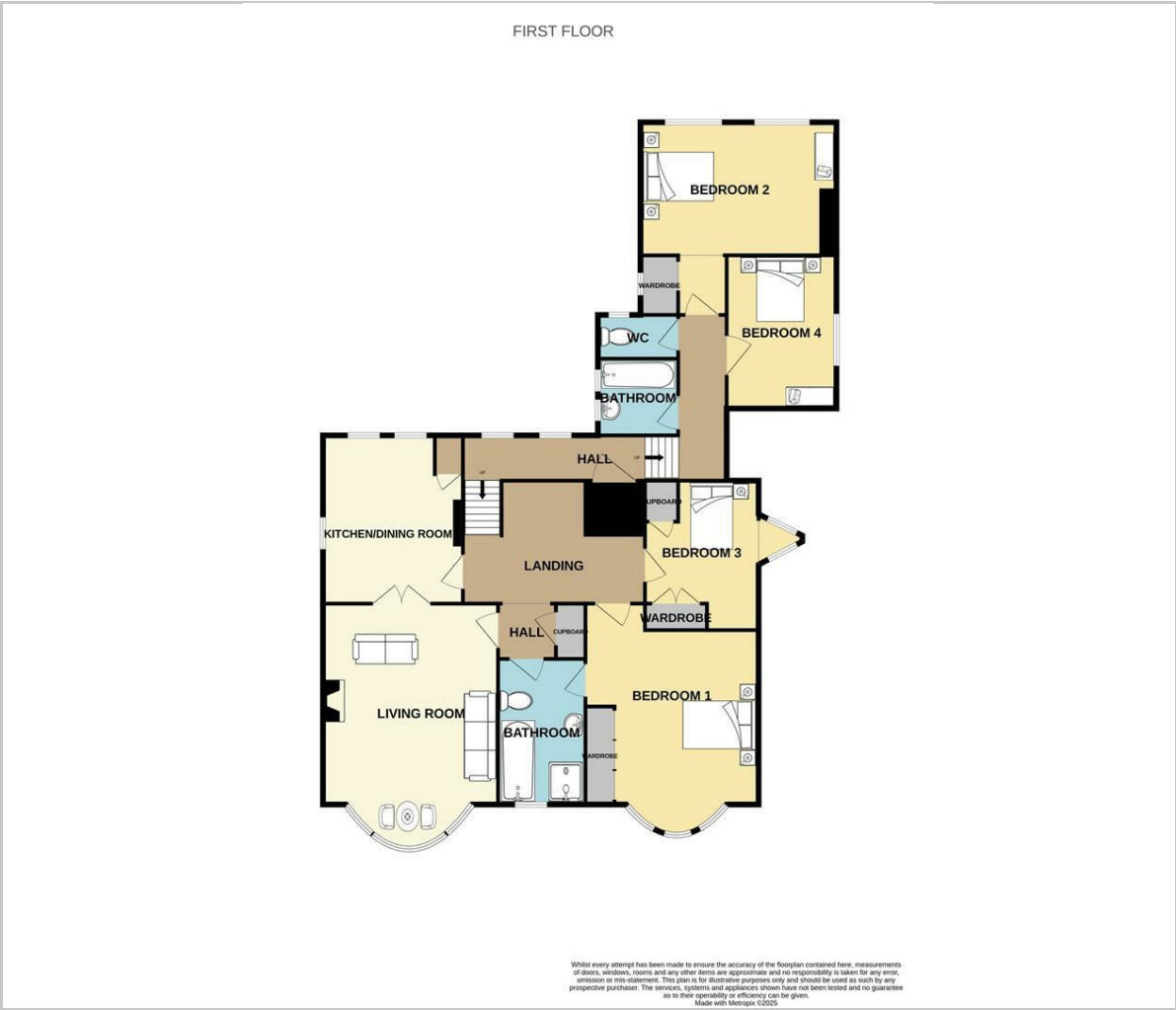
Garage
21'01 x 8'11 (6.43m x 2.72m)

Lease Information

We have been advised that the property is share of freehold with approx 975 years remaining on the lease, service charge is £1200 per annum, with any future costs split as a 38.24%. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

