



**Saffrons Gate Meads Road, Eastbourne BN20 7DT**





**welcome to**

**Saffrons Gate Meads Road, Eastbourne**

A beautiful three bedroom PENTHOUSE apartment offering light, modern and spacious accommodation throughout with three bedrooms all having en-suite bathrooms, views across The Saffrons, roof terrace, car port a lift opening directly into the flat. Book a viewing today to avoid missing out!



## Communal Entrance Hall

Lift access to all floors.

## Entrance Hall / Dining Room

23' 1" plus recess x 24' 10" max ( 7.04m plus recess x 7.57m max )

Velux window to the side aspect. Double glazed window to the rear aspect. Cupboard. Entry phone system. Lift access. Radiators. Shutters. Spiral staircase leading to:

## Lounge

23' 11" max x 24' 4" max ( 7.29m max x 7.42m max )

Double glazed window to the front and side aspect. Double glazed door to the side aspect leading to roof terrace. Velux to the side aspect. Radiator. Views over The Saffrons.

## Kitchen

16' max x 9' max ( 4.88m max x 2.74m max )

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Space and plumbing for washing machine and dish washer. Electric oven and hob with extractor fan above. Restricted head height. Shutters. Radiator.

## Bedroom 1

Double glazed window to the front and side aspect. Shutters. Fitted wardrobes. Views over The Saffrons. Radiator.

## En Suite

Comprising a walk in shower cubicle with over head shower attachment. Low level W.C. Wash hand basin. Heated towel rail. Shutters. Shaver point. Double glazed window to the side aspect.

## Bedroom 2

13' 11" max x 9' 5" ( 4.24m max x 2.87m )

Double glazed window to the front aspect. Shutters. Fitted wardrobes. Radiator.

## En Suite

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below. Extractor fan. Heated towel rail.

## Bedroom 3

15' 11" max x 12' 6" max ( 4.85m max x 3.81m max )

Double glazed window to the rear aspect. Shutters. Restricted head height. Radiator. Fitted wardrobes.

## En Suite

Comprising bath with mixer taps and over head shower attachment. Heated towel rail. Low level W.C. Wash hand basin with vanity unit below. Restricted head height. Double glazed window to the side aspect.

## Roof Terrace

Artificial grass.

## Off Road Parking

Private car park for multiple vehicles with allocated parking.



Total floor area 162.3 m<sup>2</sup> (1,747 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Saffrons Gate Meads Road, Eastbourne

- PENTHOUSE
- THREE BEDROOMS
- THREE EN-SUITES
- DIRECT LIFT ACCESS
- VIEWS ACROSS THE SAFFRONS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Mar 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £525,000



Please note the marker reflects the postcode not the actual property

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