



Saffrons Mead Grassington Road, Eastbourne BN20 7BG

welcome to

Saffrons Mead Grassington Road,Eastbourne

A two bedroom purpose built flat located in the Lower Meads location. The property comprises of two double bedrooms with an en - suite to master bedroom, lounge, kitchen, family bathroom and undercover allocated parking. Coming to the market chain free with a share in the freehold.



Communal Entrance Hall

Lift and stairs to all floors.

Entrance Hall

Entry phone system. Radiator. Cupboards.

Lounge

18' 2" max x 15' 11" max (5.54m max x 4.85m max)

Double glazed window to the rear and side aspect.

Electric fire place. Radiator.

Kitchen

13' 6" x 6' 5" (4.11m x 1.96m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.

Electric oven and gas hob with extractor fan above.

Space and plumbing for washing machine. Boiler.

Integral fridge / freezer. Radiator. Double glazed

window to the side aspect.

Bedroom 1

12' 4" max x 12' 7" max (3.76m max x 3.84m max)

Double glazed window to the rear aspect. Built in

wardrobe. Radiator.

En - Suite

Comprising a shower cubicle with over head shower

attachment. Low level W.C. Wash hand basin. Shaver

point. Heated towel rail.

Bedroom 2

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to the rear aspect. Built in

wardrobe. Radiator.

Bathroom

Comprising a bath with mixer taps and over head

shower attachment. Low level W.C. Wash hand basin.

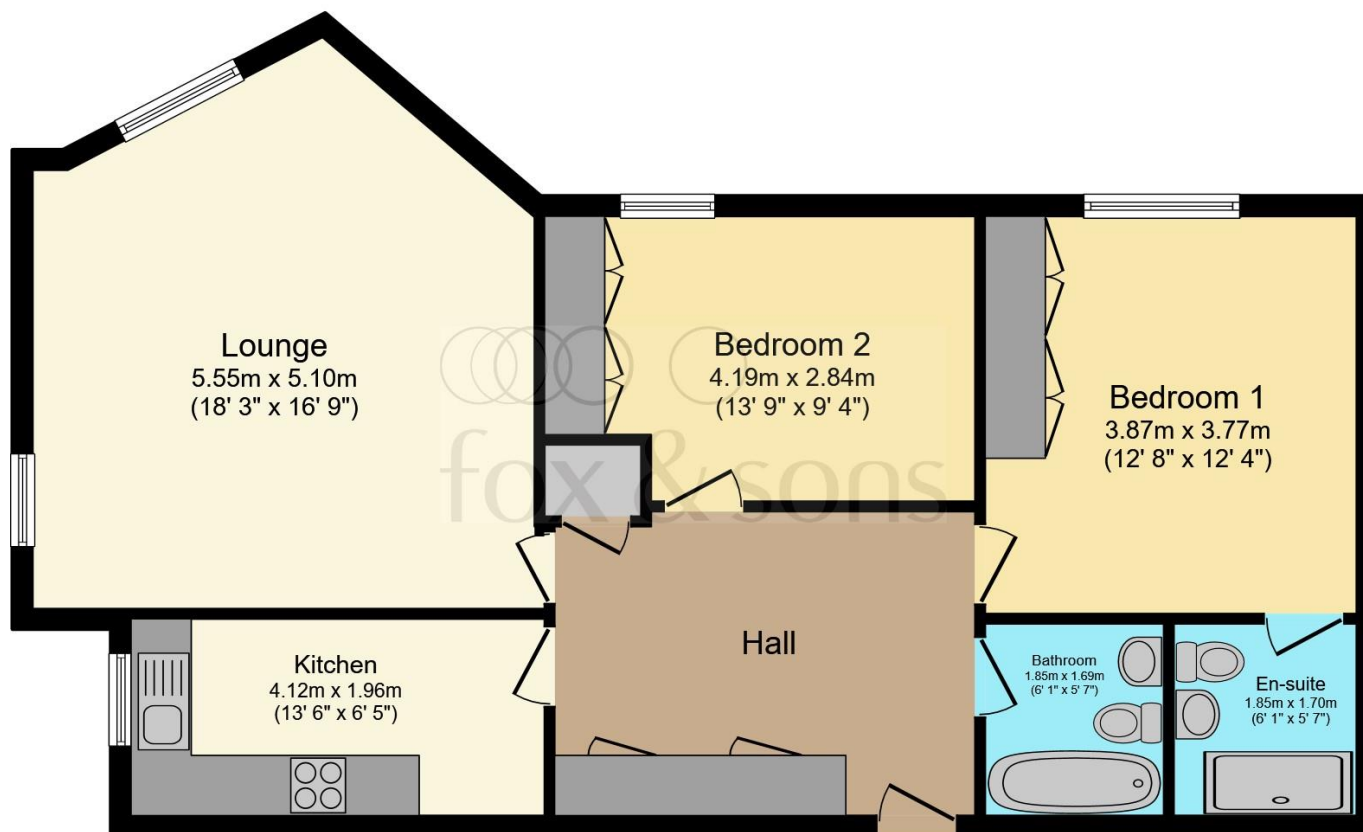
Heated towel rail. Extractor fan.

Parking

Allocated parking space.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved



Total floor area 81.6 m² (878 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



view this property online fox-and-sons.co.uk/Property/EBN119496



welcome to

Saffrons Mead Grassington Road, Eastbourne

- TWO BEDROOM PURPOSE BUILT FLAT
- FIRST FLOOR
- LOWER MEADS LOCATION
- EN - SUITE TO MASTER BEDROOM
- ALLOCATED PARKING SPACE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN119496



Property Ref:
EBN119496 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk