



18 Saffrons Mead, Grassington Road, Eastbourne, BN20 7BG

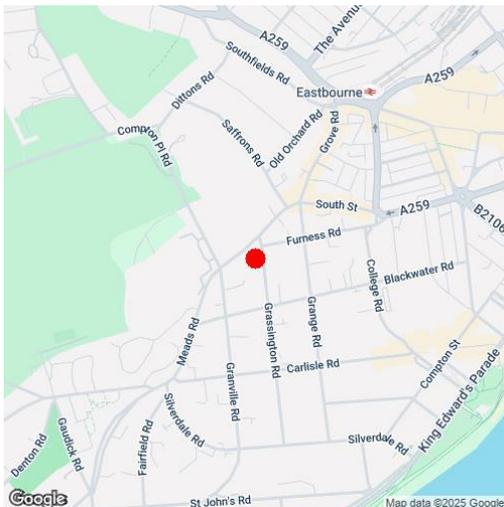
Price £525,000 | Share of Freehold



TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A rare opportunity to acquire one of just two, three bedroom penthouse apartments located in this well maintained block located in the heart of Lower Meads opposite the Saffrons sports ground. This delightful apartment is offered to the market chain free and boasts bright, spacious and immaculately presented accommodation comprising communal entrance hall, stairs and passenger lift, large private entrance hall, sitting room with doors opening to an excellent size balcony, dining room, modern kitchen/breakfast room, three great size bedrooms, modern en-suite bathroom/wc to the main bedroom and a further shower room/wc located off the hall. The property has the benefit of solar powered remote controlled opening velux windows and blinds to the kitchen and further newly installed double glazed windows as well as gas central heating. There is the added convenience of a garage located within the residents' car park which is accessed via an electrically operated door. Saffrons Mead is set within well kept communal grounds and is located within walking distance to the seafront, theatres, town centre and mainline railway station which offers excellent links to London, Gatwick and Brighton.





### At a Glance:

- Beautifully presented three bedroom penthouse apartment
- Popular Lower Meads location
- Spacious sitting room with doors to balcony
- Dining room
- Modern kitchen/breakfast room
- Shower room plus en-suite bathroom
- Views of the Saffrons sports ground
- Garage
- Share of Freehold
- Chain Free

### Accommodation:

COMMUNAL ENTRANCE HALL  
STAIRS AND LIFT TO ALL FLOORS  
PRIVATE ENTRANCE HALL

SITTING ROOM  
21'3" (6.48m) x 17'2" (5.23m) Max

BALCONY

DINING ROOM  
16'4" (4.98m) x 13'2" (4.01m)

KITCHEN  
15'6" (4.72m) x 12'3" (3.73m)

BEDROOM 1  
19'3" (5.87m) x 11'3" (3.43m)

EN-SUITE BATHROOM

BEDROOM 2  
13'6" (4.11m) x 11'9" (3.58m)

BEDROOM 3  
11'5" (3.48m) x 11'3" (3.43m)

SHOWER ROOM

OUTSIDE:

GARAGE  
with power

LEASE:  
999 years from 1st June 1988. Share of Freehold

MAINTENANCE:  
Approx £1,908.98 per half year (variable)

GROUND RENT:  
not applicable

SUB-LETTING:  
allowed

PETS:  
Not allowed

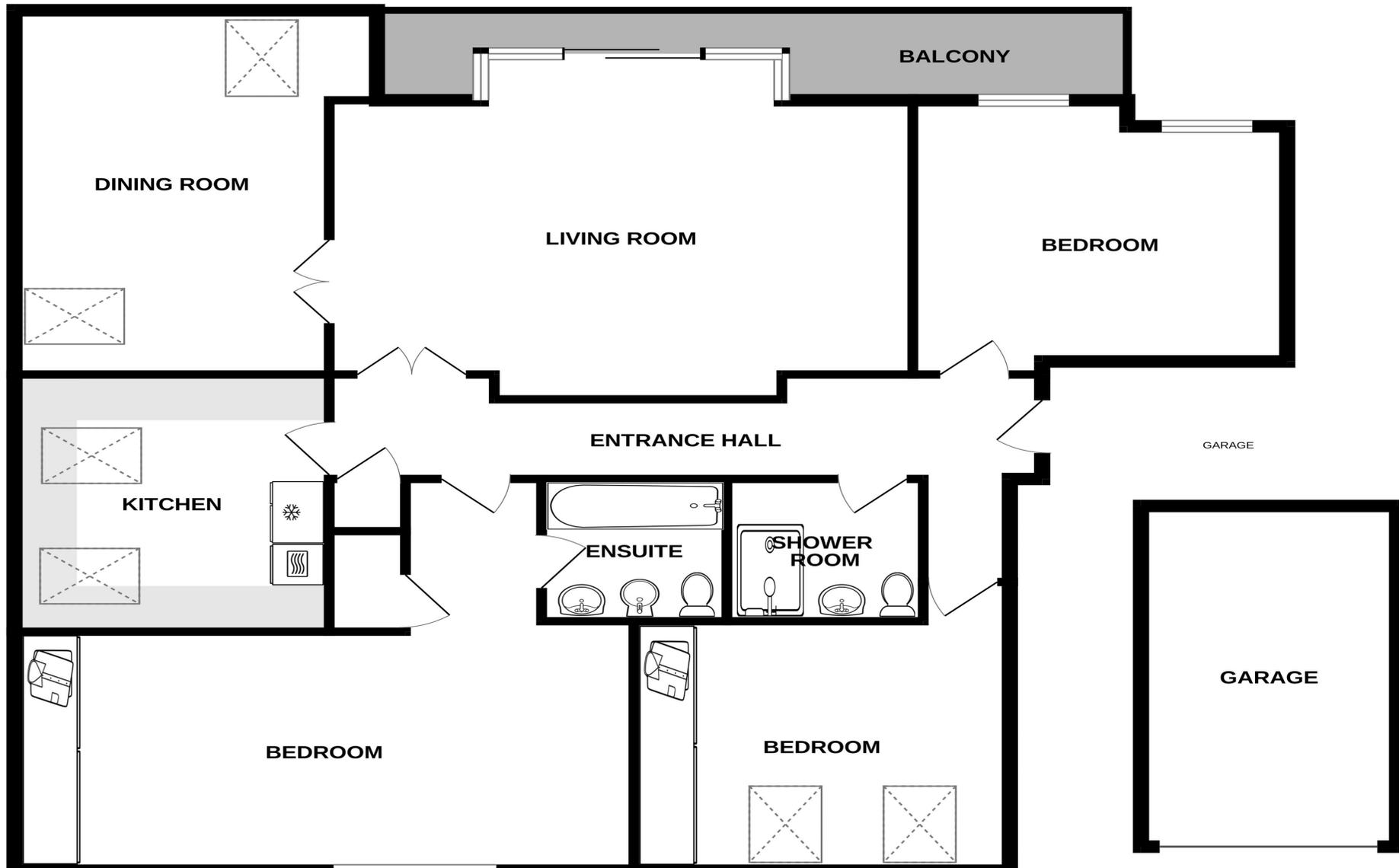
COUNCIL TAX:  
Band 'G'

EPC:  
'C'

(All details concerning the terms of the Lease and outgoings are subject to verification)



FOURTH FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)