



Flat 1 Saffrons House, 28 Saffrons Road, Eastbourne, BN21 1DU

Price £400,000 | Share of Freehold

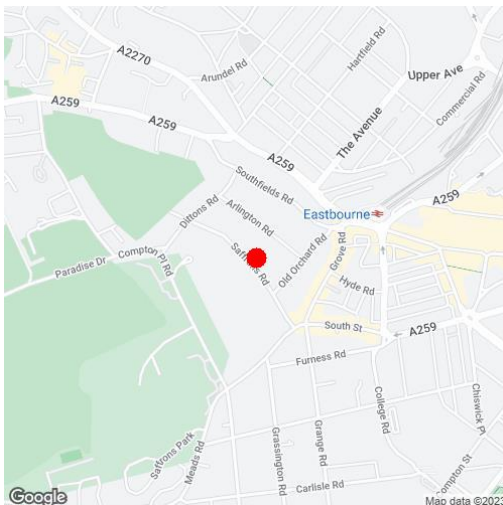
**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A magnificent two bedroom flat of very pleasing character comprising the majority of the ground floor of a handsome detached Edwardian house with private gardens and garage, enviably located directly opposite the Saffrons Cricket Ground. The flat has its own private entrance that opens into a splendid 17' x 14' reception hall with part timbered walls, inglenook style fireplace and a casement door that leads to a small patio with the lawned garden beyond. The 24' x 18' living room also has an attractive fireplace surround and delightful views over The Saffrons and the front garden that is private to the flat. Both double bedrooms are of a good size and are served by the luxuriously appointed and spacious bathroom with a roll-top bath with ball and claw feet and an open shower cubicle that is ideal for those with mobility issues. The kitchen is fully fitted with integrated oven, hob, fridge/freezer, washing machine and dishwasher.. Other features include parquet flooring, attractive panelled internal doors and the flat is being sold with the benefit of a garage and additional off road parking. The gardens are an important feature with the secluded and enclosed front garden affording a southerly aspect which is for the exclusive use of flat 1 and the private rear garden extending to some 60' with a very useful cabin/home office, with light and power. Enjoying a highly desirable and convenient location, the town centre and railway station are within a few hundred yards, whilst the seafront is little more than a half mile level walking distance.







### At a Glance:

- Private front & rear gardens
- Garage and off-road parking
- Private entrance
- Pleasing character throughout
- Two double bedrooms (one currently arranged as a second reception room)
- Magnificent 24' x 18' living room
- Re-fitted bathroom with bath and shower
- Gas central heating
- No onward chain

### Accommodation:

#### PRIVATE FRONT DOOR

#### RECEPTION HALL

17'3" (5.26m) x 14'7" (4.45m) Max

#### LIVING ROOM

24'0" (7.32m) x 18'6" (5.64m)

#### KITCHEN

18'0" (5.49m) x 6'6" (1.98m)

#### BEDROOM 1

21'6" (6.55m) x 15'3" (4.65m)

#### BEDROOM 2

18'6" (5.64m) x 14'0" (4.27m)

#### BATHROOM / WC

#### OUTSIDE:

**PRIVATE REAR GARDEN**  
and sole use of front garden

#### GARAGE & DRIVEWAY PARKING

#### LEASE:

999 years from 1977 (50% share in Freehold)

#### MAINTENANCE:

25% of the total cost payable as and when

#### GROUND RENT:

Nil

#### PETS:

Allowed

#### SUB-LETTING:

Allowed

#### COUNCIL TAX:

Band 'D'

#### EPC:

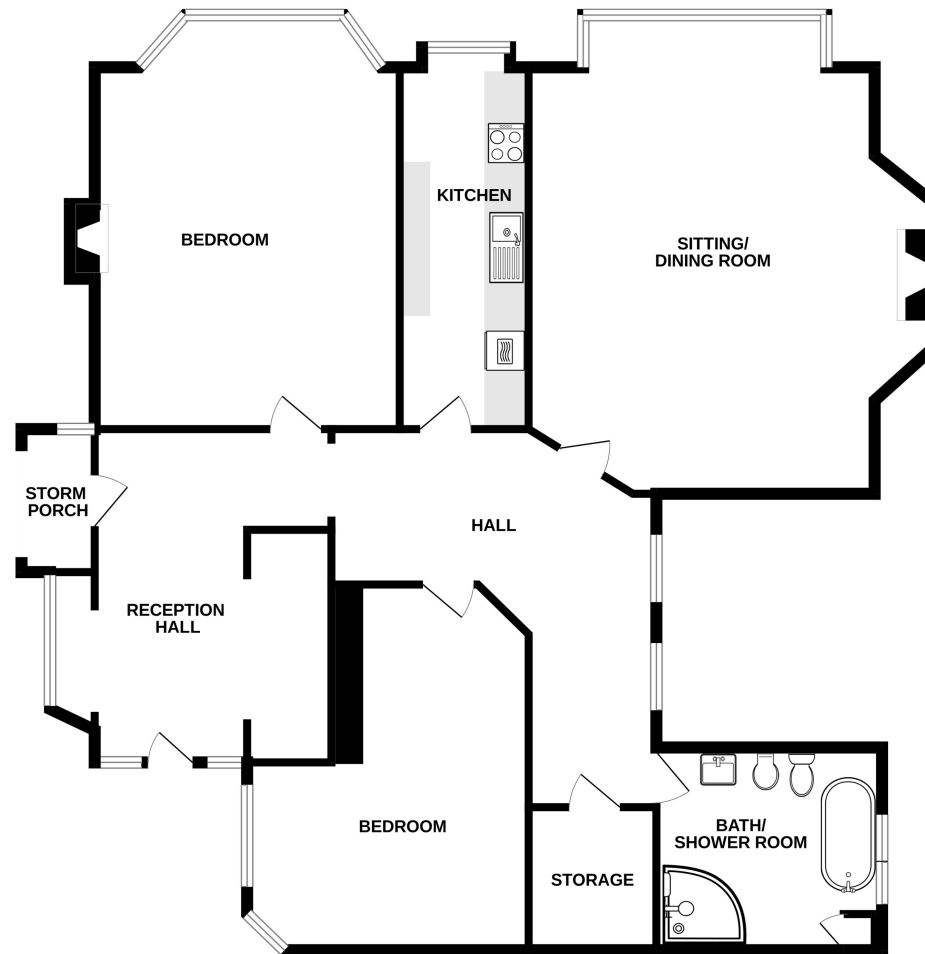
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(All details concerning the terms of the Lease and outgoings are subject to verification)





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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**

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