



**2 Saffrons Park, Eastbourne, BN20 7UX**

Offers in Excess of £800,000 | Freehold

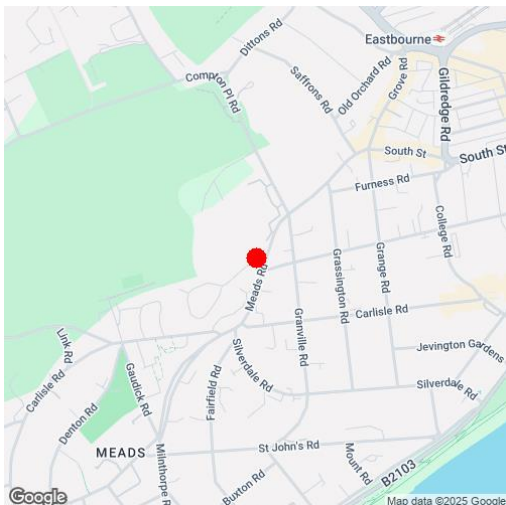
**LS** **Leaper  
Stanbrook**

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**



A delightful four bedroom detached residence of pleasing appearance, enviably located within the exclusive Saffrons Park development in lower Meads less than a half mile from Eastbourne railway station. The accommodation includes a bright 20' x 15' dual aspect sitting room with patio doors opening on to the rear garden, a dining room and fitted kitchen/breakfast room, with adjacent utility room. There are four generous bedrooms, all with fitted wardrobes and the master having a 14' x 6' en-suite bathroom with both a bath and shower cubicle. The house is set within generous level gardens extending to approximately 80' x 60' that are principally laid to lawn with a flint boundary wall to the Meads Road frontage. Although the house would benefit from general modernisation and redecoration, it does benefit from gas central heating and a double garage. Available with no onward chain, an early internal inspection is highly recommended. N.B we have been advised that the boiler is not in working order and will require replacing.







### At a Glance:

- Exclusive Saffrons Park location
- Good size part flint walled level lawned gardens
- Four generous bedrooms
- Two reception rooms
- Two bathrooms (one en-suite)
- Double garage
- Gas central heating ( new boiler required)
- No onward chain

### Accommodation:

#### HALL

#### CLOAKROOM/WC

#### SITTING ROOM

20'6" (6.25m) x 15'6" (4.72m)

#### DINING ROOM

13'6" (4.11m) x 10'6" (3.2m)

#### KITCHEN

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

#### UTILITY ROOM

8'0" (2.44m) x 6'6" (1.98m)

#### LANDING

#### MASTER BEDROOM

15'9" (4.8m) Into Bay x 10'6" (3.2m)

#### EN-SUITE BATHROOM

14'9" (4.5m) x 6'6" (1.98m)

#### BEDROOM 2

13'9" (4.19m) x 10'4" (3.15m) To Wardrobe

#### BEDROOM 3

12'9" (3.89m) x 10'6" (3.2m)

#### BEDROOM 4

12'9" (3.89m) x 7'9" (2.36m)

#### FAMILY BATHROOM

#### OUTSIDE:

#### DOUBLE GARAGE

#### GARDENS FRONT & REAR

#### COUNCIL TAX:

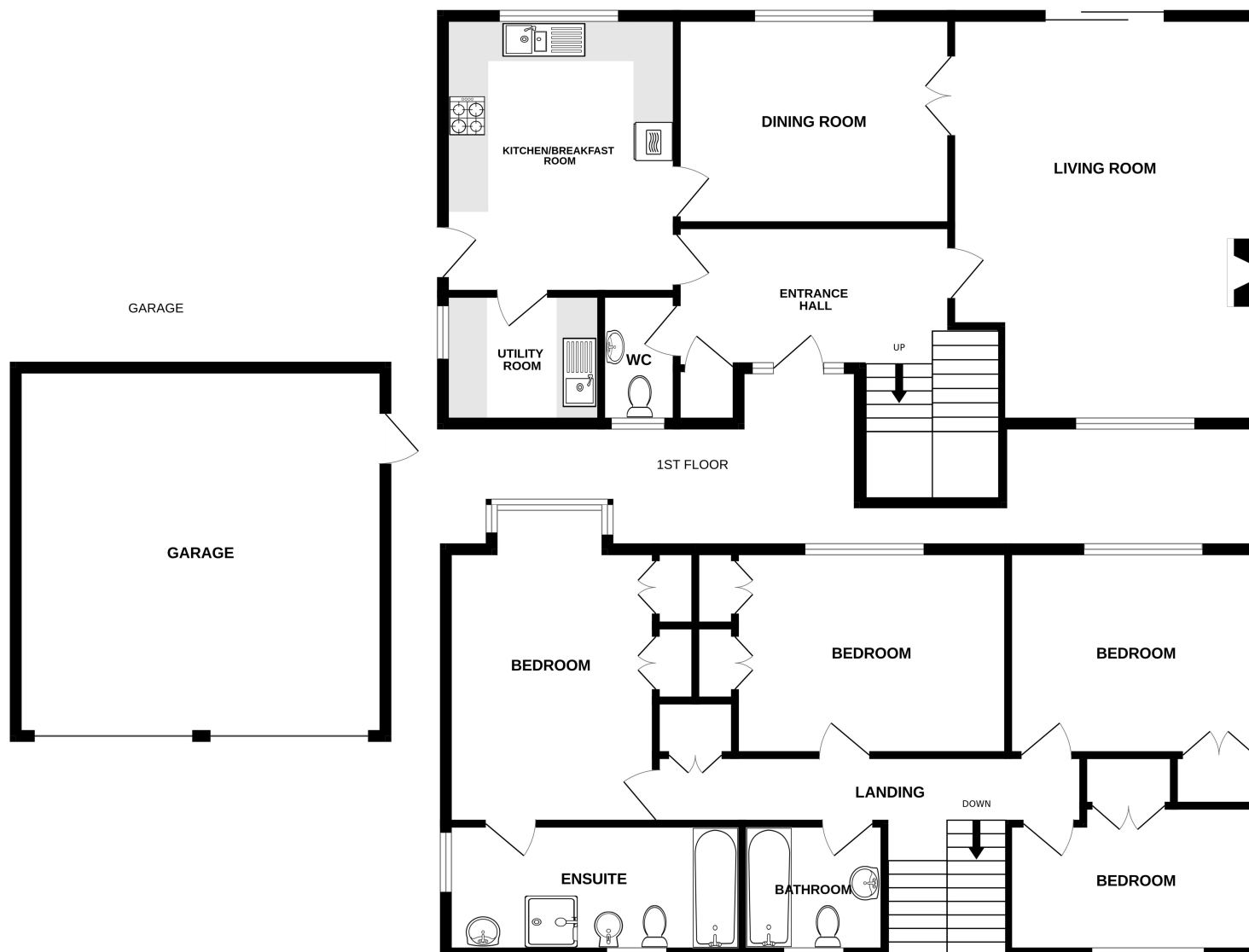
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#### EPC:

'D'



## GROUND 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.

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