



2 Saffrons Park, Eastbourne, BN20 7UX

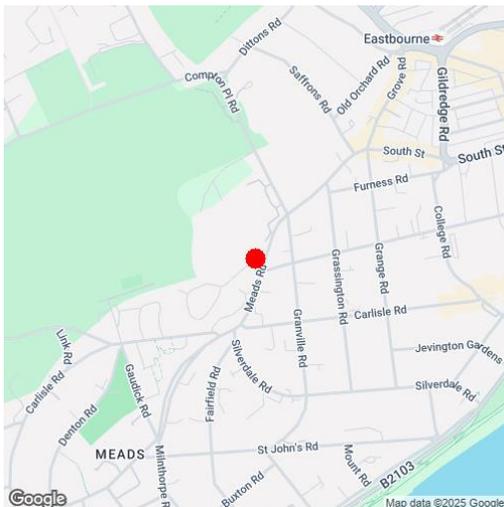
Price £775,000 | Freehold

**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

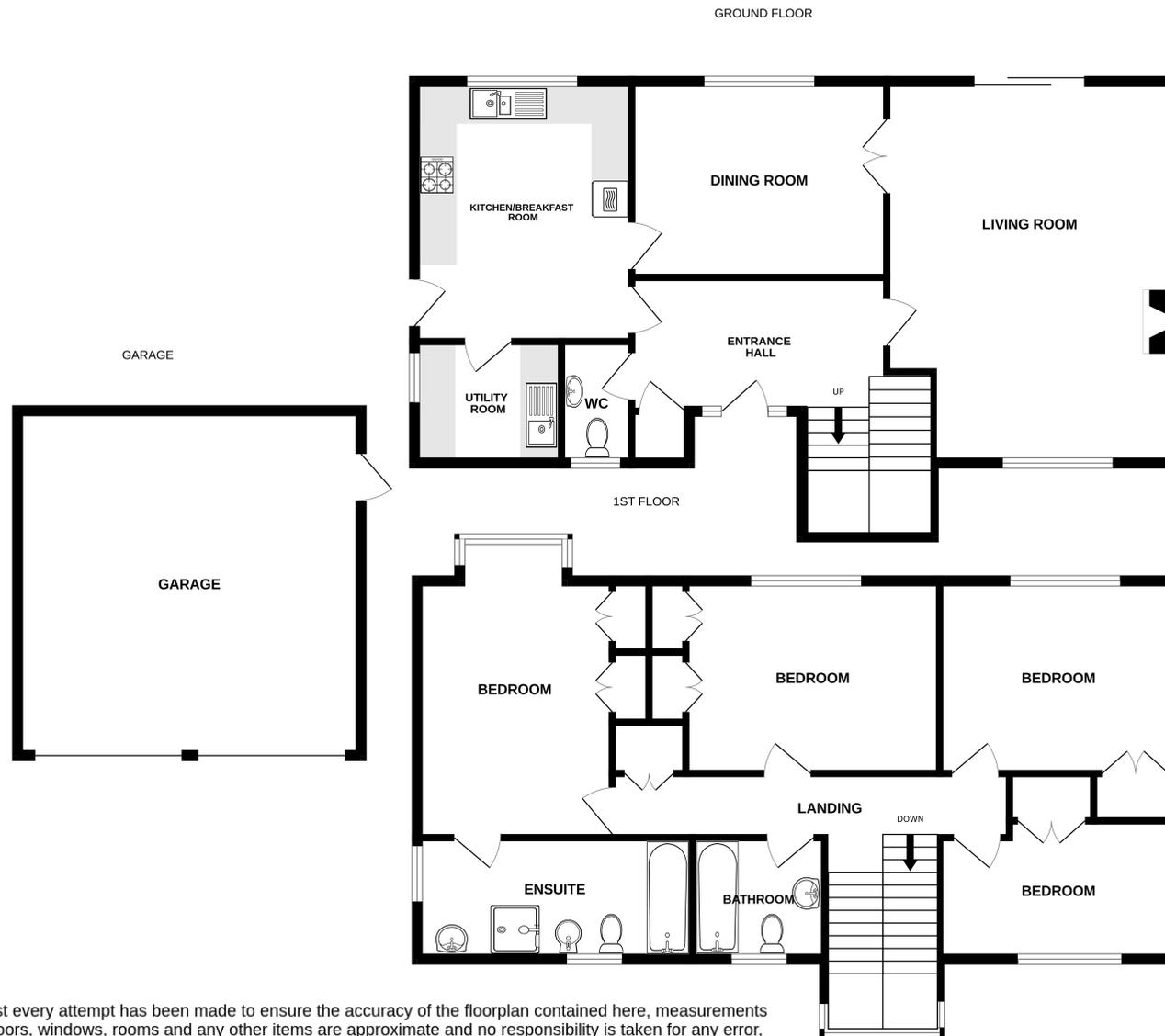
### COUNCIL TAX:

Band `G`

### EPC:

`D`





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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