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28 Saffrons Park, Meads, Eastbourne, East Sussex, BN20 7UX
Price Guide £765,000 Freehold

*** CHAIN FREE * A SPACIOUS DETACHED FAMILY HOME situated in this highly desirable select development in the Lower Meads area. The property occupies a slightly elevated position and enjoys FAR REACHING VIEWS OVER EASTBOURNE TOWARDS THE SEA. The property features a double garage, driveway parking, private rear garden, gas fired central heating and double glazed windows. EPC = D**



*** ENTRANCE HALL * CLOAKROOM/WC * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * LOUNGE * DINING ROOM * MASTER BEDROOM WITH EN-SUITE BATHROOM * THREE FURTHER BEDROOMS * FAMILY BATHROOM * DOUBLE GARAGE * DRIVEWAY * GARDENS TO FRONT AND REAR ***

Saffrons Park is set in a highly desirable location, to the west of the town centre. Meads village shops, popular public houses, restaurants, Eastbourne train station, theatres, the Towner Art Gallery and Eastbourne's scenic seafront are all located close by. Eastbourne Royal Golf Club and The Saffrons Cricket Club are also both situated within walking distance.





ENTRANCE HALL
Understairs storage cupboard, radiator, built-in storage cupboard.

CLOAKROOM / WC
White suite comprising low level w.c washbasin, radiator, window to front.

LOUNGE
20'6" x 15'6" max (6.25m x 4.72m max)
Double aspect room with windows to front and patio doors over looking the garden, two radiators, timber and marble fireplace with inset gas fire, television point, double doors open in to:

DINING ROOM
13'11" x 10'4" (4.24m x 3.15m)
Radiator, window overlooking the garden.

KITCHEN/BREAKFAST ROOM
13'7" x 11'8" (4.14m x 3.56m)
Fitted with a range of built-in cupboard and drawers, built-in Neff over, one and a half bowl sink unit, integral Neff dishwasher, Neff hob with extractor hood over, worksurfaces, window overlooking the rear garden, integral fridge, radiator, door to garden.

UTILITY ROOM
7'10" x 6'5" (2.39m x 1.96m)
Integral washing machine and freezer, worksurfaces, sink unit, radiator, wall mounted Worcester Bosh boiler, radiator, window to side.

From the entrance hall, stairs rise to the first floor landing, radiator, linen cupboard, large window enjoying far reaching views over Eastbourne to the sea, hatch to loft space.

MASTER BEDROOM
13'8" x 12'8" plus recess (4.17m x 3.86m plus recess)
Radiator, two built-in wardrobe cupboards, window overlooking the rear garden, door to:

EN-SUITE BATHROOM
13'2" x 6'5" (4.01m x 1.96m)
White suite comprising bath, washbasin, low level w.c, bidet, separate shower cubicle, various built-in cupboards and drawers, radiator, windows to front and side.

BEDROOM 2
13'9" x 10'4" mx (4.19m x 3.15m mx)
Radiator, window overlooking the rear garden.

BEDROOM 3
12'7" x 10'4" (3.84m x 3.15m)
Built-in wardrobe cupboard, window overlooking the rear garden, radiator.

BEDROOM 4
12'8" x 7'6" (3.86m x 2.29m)
Built-in wardrobe cupboard, window with outlook to front, radiator.

FAMILY BATHROOM
8'7" x 6'5" (2.62m x 1.96m)
White suite comprising bath with mixer tap and shower attachment, washbasin, low level w.c, radiator, variety of cupboards and drawers and wall units, shaver point, window to front.

DETACHED DOUBLE GARAGE & PARKING
20'0" x 18'0" (6.10 x 5.49)
Hatch to roof space above, twin electrically operated roller doors, power and light, drive-way to garage providing two additional car parking spaces.

REAR GARDEN
The rear garden is approximately 80' in depth and benefits from a wide paved sun terrace and features lawns, borders, and a variety of trees, shrubs and an attractive flint and brick capped boundary wall.

COUNCIL TAX
Tax Band 'G'.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





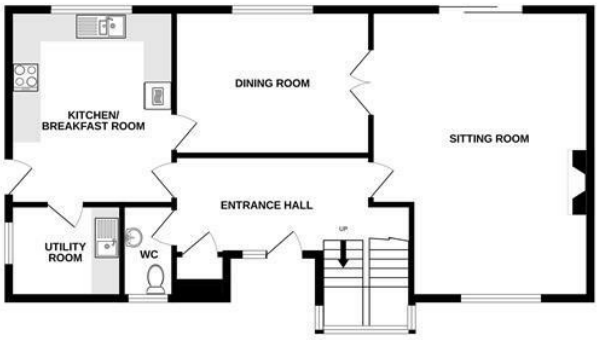








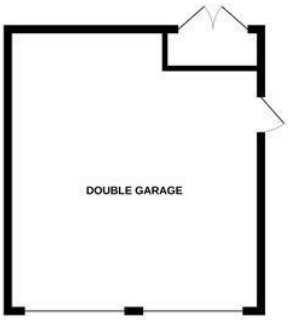
GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



DETACHED GARAGE
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 2068 sq.ft. (192.1 sq.m.) approx.

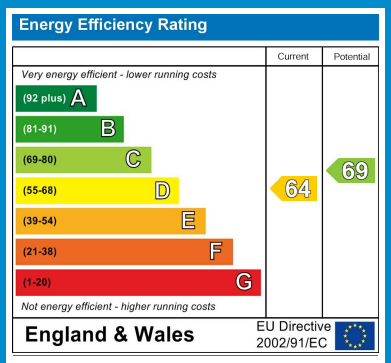
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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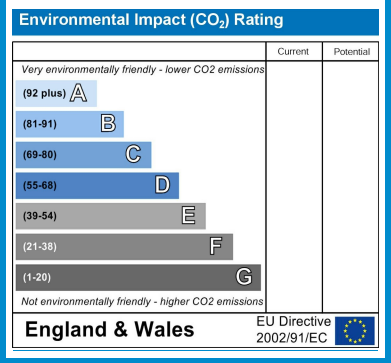












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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