

# HUNT FRAME

ESTATE AGENTS



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## 3 Saffrons House, 28 Saffrons Road, Eastbourne, BN21 1DU

£289,950



AN EXCEPTIONAL converted apartment, located in the sought after Saffrons area, within 1/2 mile of the town centre and railway station. Occupying the entire top (2nd) floor, with beautifully presented, spacious accommodation comprising of TWO DOUBLE BEDROOMS with refitted Kitchen with integrated appliances, refitted luxurious bath/shower room, and large Living Room with outlook over The Saffrons Sports Club, home to Eastbourne Cricket Club and Eastbourne Town Football Club. VIRTUAL TOUR and offered CHAIN FREE.



## COMMUNAL ENTRANCE HALL

Stairs rising to 2nd floor.

## PRIVATE ENTRANCE HALL

Security intercom. Radiator. Wood effect laminate flooring (extending in to Living Room, Kitchen and Bathroom). Eaves storage cupboard.

## INNER HALL

Radiator. Four door fitted wardrobe/storage cupboards.

## LIVING ROOM

21'0 x 12'10' into bay (6.40m x 3.91m' into bay)

Bay window to front overlooking The Saffrons, and further windows to side. Two radiators. Television point. Fitted contemporary electric fire. Fitted display shelving to recess flanking the chimney breast.

## KITCHEN BREAKFAST ROOM

10'6 x 7'3 (3.20m x 2.21m)

Windows to side. Fitted in a range of white gloss fronted wall and base level units and doors with a quartz work surface over and tiled splashbacks. One and half bowl single drainer sink unit. Fitted electric oven and five burner gas hob with extractor hood over. Integrated slimline dishwasher, washing machine, microwave, fridge and freezer. Radiator.

## BEDROOM ONE

15'7 x 15'1 (4.75m x 4.60m)

Dual aspect sash bay window to front overlooking The Saffrons,. Further sash window to side. Radiator.

## BEDROOM TWO

15'0 x 10'4 (4.57m x 3.15m)

Sash windows to side. Radiator. Fitted four door wardrobe.

## LUXURY BATHROOM

12'10 x 9'9 (3.91m x 2.97m)

Sash window to rear. Velux style window to side. Built-in linen cupboard containing gas fired combi boiler. Anthracite heated towel ladder. Electric shaver point. Radiator. Fully tiled walls. Shower enclosure with fixed screen and 'rainforest' shower head. Pedestal wash hand basin. Low level wc. Bath with tiled surround.

## LEASE AND MAINTENANCE

148 years remaining (tbc)

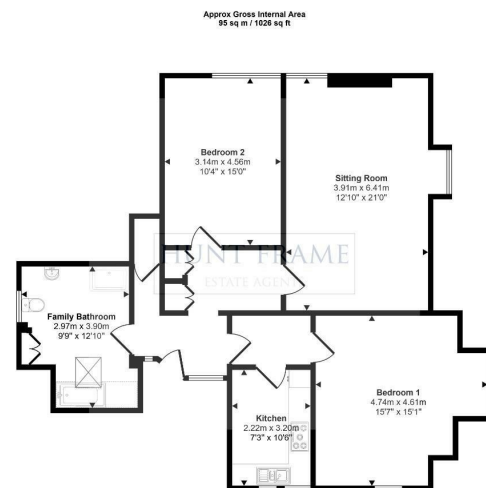
Maintenance as and when 25% share

Buildings Insurance £420 per annum (tbc)

Ground Rent £50 per annum (tbc)

## ANTI MONEY LAUNDERING REGULATIONS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with MadeSnappy 260.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	71	England & Wales	EU Directive 2002/91/EC	56

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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