TOWN FLATS

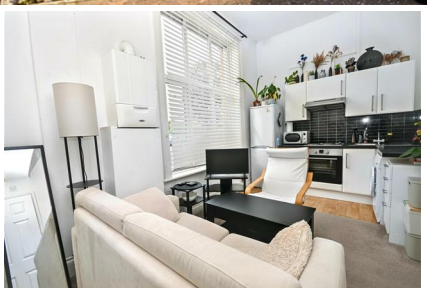
01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£129,950









7 Saffrons View, Meads Road, Eastbourne, BN20 7DU

A compact but well proportioned one bedroom apartment forming part of this attractive residence. Enviably situated in the lower meads directly opposite The Saffrons Sports Club the apartment benefits from a private entrance door, lounge with fitted open plan kitchen, double bedroom and modern shower room/WC. Further benefits include double glazing, gas central heating and a lease in excess of 100 years. Eastbourne town centre and mainline railway station are both within easy walking distance. An internal inspection comes highly recommended.

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7 Saffrons View,
Meads Road,
Eastbourne, BN20 7DU

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£129,950

Main Features

- Compact Yet Well Proportioned One Bedroom Apartment
- Private Entrance Door
- Lounge With Fitted Open Plan Fitted Kitchen
- Spacious Double Bedroom
- Modern Shower Room/WC
- Double Glazing & Gas Central Heating
- Lease In Excess Of 100 Years
- Attractive Residential Development In The Lower Meads
- Enviable Location Opposite The Saffrons Sports Club
- Easy Walking Distance To Eastbourne Town Centre & Mainline Railway Station

Entrance
Private entrance door to porch with double glazed window and further door to -

Open Plan Lounge/Fitted Kitchen
16'0 x 8'9 (4.88m x 2.67m)
Radiator. Storage cupboard. Wall mounted gas boiler.

Kitchen Area: Range of white fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric oven and hob. Stainless steel extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for washing machine. Wood effect flooring. Doors to bedroom and shower room.

Bedroom
10'8 x 7'0 (3.25m x 2.13m)
Radiator. Frosted double glazed window.

Modern Shower Room/WC
Suite comprising shower cubicle. Low level WC. Vanity unit with wash hand basin, chrome mixer tap and cupboards below. Inset spotlights. Extract fan.

Council Tax Band = A

EPC = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £150 per annum
Maintenance: £1447.60 per annum
Lease: 125 years from 2014. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.