



# TOWN FLATS



01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



2 Bathroom

## £285,000



## 9 Saffrons Mead, Grassington Road, Eastbourne, BN20 7BG

**\*\*GUIDE PRICE £285,000 - £295,000\*\***

An immaculate and well presented apartment that offers bright and spacious accommodation, featuring 3 bedrooms including an En-suite wet room to the principal bedroom and a family shower room/wc. The property benefits from a well proportioned lounge with access to a private balcony, creating an ideal space for both relaxing and entertaining. Finished to a high standard throughout, it is ready for immediate occupation. Further advantages include allocated parking, gas central heating and a share of freehold. Offered chain free, the apartment is conveniently located close to the town centre, with easy access to local shops, amenities and the railway station.



[www.town-property.com](http://www.town-property.com)



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9 Saffrons Mead,  
Grassington Road,  
Eastbourne, BN20 7BG

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## Main Features

- Beautifully Presented Lower Meads Apartment
- 3 Bedrooms
- Second Floor
- Spacious Lounge
- Sun Balcony
- Fitted Kitchen
- En-Suite Wet Room/WC
- Modern Shower Room/WC
- Allocated Parking
- CHAIN FREE

### Entrance

Communal entrance with security entry phone system. Stairs and lift to second floor private entrance door to -

### Hallway

Radiator. Video entryphone handset. 2 built-in storage cupboards.

### Lounge

16'4 x 15'5 (4.98m x 4.70m)

Radiator. Television point. Double glazed window to side aspect. Sliding patio doors to -

### Sun Balcony

11'8 x 4'8 (3.56m x 1.42m)

With views over looking Grassington Road.

### Fitted Kitchen

13'2 x 6'0 (4.01m x 1.83m)

Range of fitted wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for cooker and fridge/freezer. Extractor cooker hood. Plumbing and space for washing machine. Further space for appliance. Wall mounted gas boiler. Radiator. Double glazed window to side aspect.

### Bedroom 1

14'5 x 8'0 (4.39m x 2.44m)

Radiator. 2 built-in double wardrobes. Double glazed window to front aspect.

### En-Suite Wet Room/WC

Suite comprising shower area with wall mounted shower and hand rails. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Heated towel rail. Tiled walls. Extractor fan.

### Bedroom 2

10'4 x 8'2 (3.15m x 2.49m)

Radiator. Range of fitted furniture. Double glazed window to front aspect.

### Bedroom 3

9'1 x 6'7 (2.77m x 2.01m)

Radiator. Double glazed window to front aspect.

### Modern Shower Room/WC

Suite comprising large shower cubicle. Low level WC. Vanity unit with inset wash hand basin, mixer tap and cupboard under. Heated towel rail. Tiled walls. Extractor fan.

### Outside

Communal Gardens.

### Parking

Allocated parking space in carport.

EPC = B

Council Tax Band = E

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: N/A**

**Maintenance: £2928 per annum**

**Lease: 999 years from 1988. 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.