



TOWN FLATS



☎ 01323 416600

Leasehold - Share of Freehold



3 Bedroom



1 Reception



2 Bathroom

£325,000



1 Saffrons Mead, 2 Grassington Road, Eastbourne, BN20 7BG

GUIDE PRICE £325,000 TO £345,000

Located in a fantastic central position on the borders of Lower Meads and Saffrons, this well presented ground floor apartment has three bedrooms, an area of private garden and a covered car port. The town centre shops, mainline railway station and Eastbourne theatres are all accessible and this well presented apartment is being sold CHAIN FREE. Benefits include a double aspect sitting/dining room, a modern kitchen with fully integrated appliances and the shower room/wc and En suite facilities are both stylish and well appointed. Communal gardens also exist to the rear of the block.

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2 Grassington Road,
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Main Features

- CHAIN FREE Spacious Lower Meads Apartment
- 3 Bedrooms
- Ground Floor
- Sitting/Dining Room
- Kitchen
- En Suite Shower Room/WC
- Family Shower Room/WC
- Private Patio Area
- Double Glazing & Gas Central Heating
- Car Port

Entrance
Communal entrance with security entry phone system. Private entrance door to

Hallway
12'5 x 8'0 (3.78m x 2.44m)
Radiator. Carpet. Entry phone. Two large store/coat cupboards.

Sitting/Dining Room
16'8 x 15'11 (5.08m x 4.85m)
Carpet. Radiator. Fireplace surround with mantel above and inset electric fire. Double glazed sliding patio doors to garden.

Kitchen
13'0 x 6'4 (3.96m x 1.93m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level oven and grill. Integrated fridge freezer, washing machine and dishwasher. Range of wall mounted units and concealed extractor. Concealed gas boiler. Wood laminate flooring. Radiator. Double glazed window to side aspect.

Master Bedroom
12'6 x 7'11 (3.81m x 2.41m)
Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

En Suite Shower Room/WC
Oversize shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Wood laminate flooring. Fully tiled walls.

Bedroom 2
10'8 x 8'1 (3.25m x 2.46m)
Carpet. Radiator. Double glazed window to front aspect.

Bedroom 3
9'0 x 6'7 (2.74m x 2.01m)
Carpet. Radiator. Double glazed window to front aspect.

Shower Room/WC
Oversize shower cubicle with wall mounted shower. Wash hand basin with mixer tap and vanity unit below. Low level WC. Radiator. Wood laminate flooring. Fully tiled walls.

Outside
There is a an area of private patio garden accessed via the sitting room. Further communal gardens are located to the rear.

Parking
A covered car port 'F' is located to the side of the building.

COUNCIL TAX BAND = E

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: N/A
Maintenance: £1783.02 paid half yearly.
Lease: 961 years remaining. We have been advised of the remaining lease term, we have not seen the lease.
www.town-property.com | E. info@townflats.com | T. 01323 416600

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.