



Flat 2, 6 Dittons Road, Eastbourne, BN21 1DN

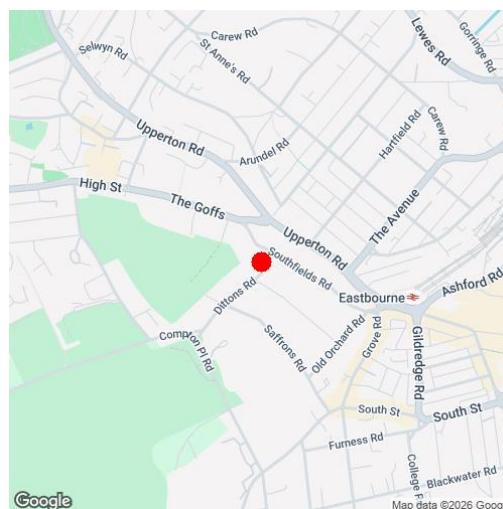
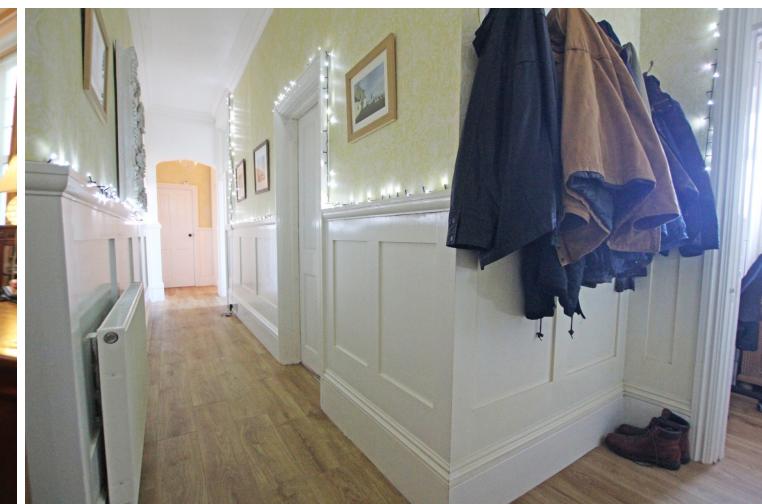
Price £295,000 | Share of Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
01323 416716

MEADS STREET OFFICE  
01323 737962

A delightful and beautifully presented two bedroom flat located on the ground floor of this handsome period detached building within the popular Saffrons area of Eastbourne. This fine property boasts an abundance of character and charm and retains many original features including attractive coving, picture rails and high skirtings. Accommodation comprises communal entrance hall, private entrance hall, an additional private entrance located at the rear, spacious sitting/dining room with large windows overlooking the communal gardens and attractive fireplace with log burner, modern kitchen with range of matching wall and base units and with door leading to outside, there are two bedrooms, an office/study space and a stylish shower room/wc. The building is set within well kept communal grounds and there is an area of residents' parking to the rear. This property enjoys the convenience of a single garage and has a share of the freehold. The property is located in an excellent position close to Gildredge Park, a Waitrose store, Eastbourne town centre and mainline train station which offers excellent links to London, Gatwick and Brighton.





## At a Glance:

- Beautifully presented two bedroom ground floor flat
- Popular Saffrons location
- Character and charm
- Spacious sitting/dining room with log burner
- Modern kitchen with door to communal gardens
- Stylish shower room/wc
- Easy access to Town centre, train station, Gildredge Park and Waitrose
- Well maintained communal gardens
- Residents' parking
- Garage

## Accommodation:

**COMMUNAL ENTRANCE HALL**

**PRIVATE ENTRANCE HALL**

**SITTING / DINING ROOM**

17'7" (5.36m) x 17'6" (5.33m)

**KITCHEN**

9'4" (2.84m) x 9'3" (2.82m)

**BEDROOM 1**

16'4" (4.98m) x 8'6" (2.59m)

**BEDROOM 2**

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

**OFFICE / STUDY**

4'11" (1.5m) x 4'8" (1.42m)

**SHOWER ROOM / WC**

**OUTSIDE:**

**RESIDENTS' PARKING TO THE REAR**

**COMMUNAL GARDENS**

**GARAGE**

**LEASE:**

to be confirmed (Share of Freehold)

**MAINTENANCE:**

£125 a month

**GROUND RENT:**

n/a

**PETS:**

allowed

**LETTING:**

allowed

**COUNCIL TAX:**

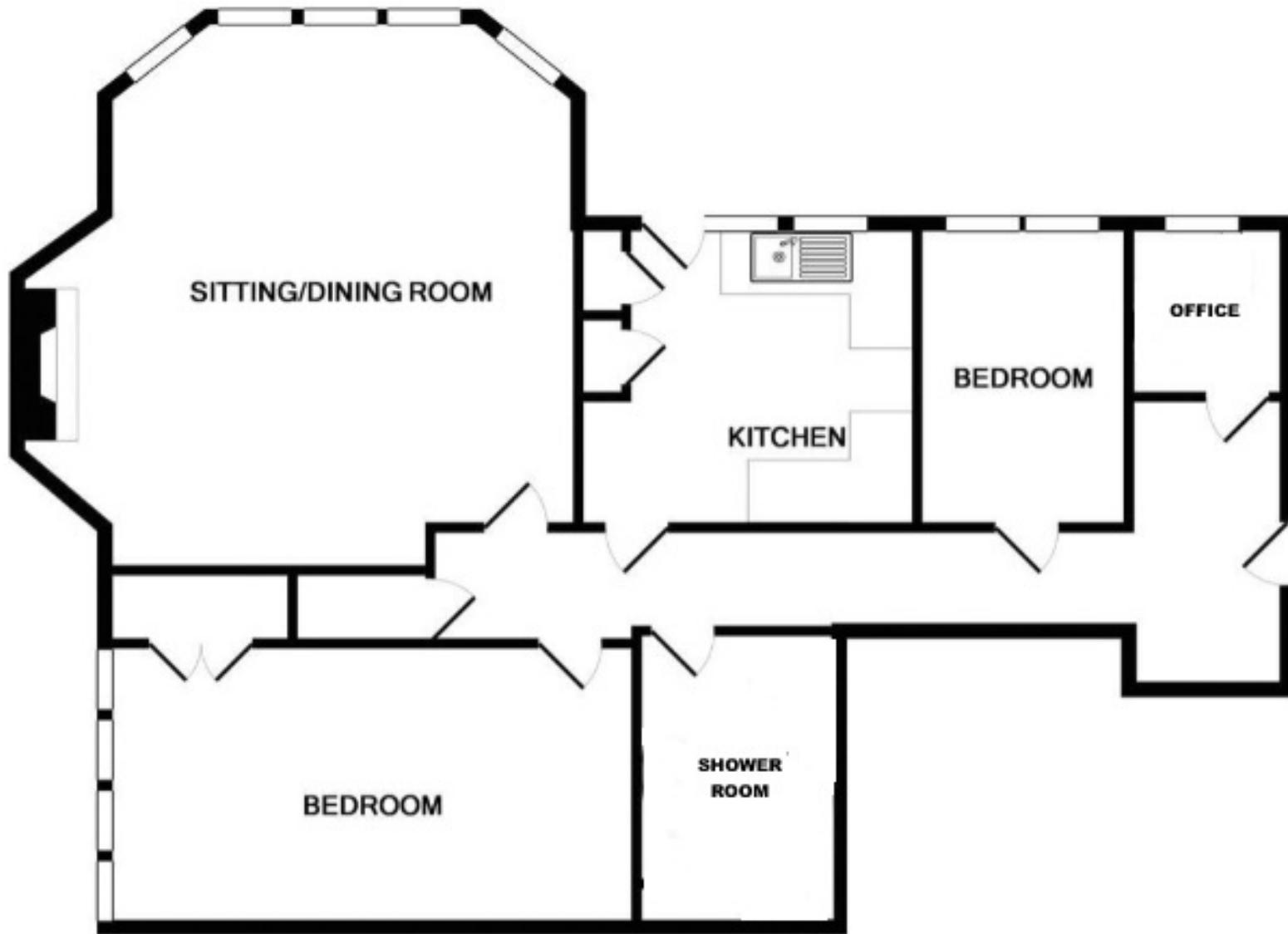
Band 'B'

**EPC:**

'D'

(All details concerning the Lease & outgoings are subject to verification)





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** **Leaper**  
**Stanbrook**

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**  
28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)  
email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)