

5 Dittons Road, Eastbourne, BN21 1DN

Guide Price £325,000 - £350,000 | Share of Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

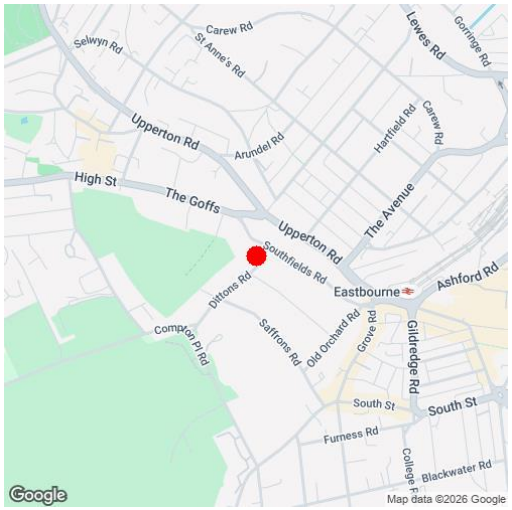
An exceptionally spacious and characterful three bedroom flat occupying the entire first floor of an attractive Edwardian house within the sought after Saffrons area of Eastbourne and boasting a private garden and driveway. This magnificent apartment enjoys an abundance of character and charm and is flooded with natural light retaining many original period features. Accommodation comprises a private entrance hall with a stunning staircase with gorgeous stain glass window rising to a spacious hall. All the principal rooms are of an excellent size with high ceilings and comprise sitting room with attractive bay window, kitchen with range of matching wall and base units with comprehensive areas of work surface, three bedrooms all with bay windows and a particular feature is the attractive turreted bay window in bedroom 2. There is a bathroom/WC as well as a second separate WC. A unique benefit of this property is the private area of garden which is easy to maintain being laid to patio with variety of borders and screened by brick wall. In addition there is a driveway providing off road parking for one vehicle. There are a number of shops, amenities and leisure facilities close by including Eastbourne town centre, seafront, train station, Saffrons sports club and Gildredge Park. This property is offered to the market chain free and an internal viewing is highly recommended.

















At a Glance:

- Spacious three bedroom flat occupying entire first floor of an Edwardian house
- Full of character, charm and many period features
- Turreted bay window plus further attractive bay windows
- Large sitting room
- Kitchen
- Bathroom/WC plus separate WC
- Flooded with natural light
- Chain Free
- Private garden
- Driveway





Accommodation:

PRIVATE ENTRANCE

STAIRS TO LARGE LANDING HALL

SITTING ROOM
18'0" (5.49m) x 17'2" (5.23m)

KITCHEN
13'0" (3.96m) x 9'5" (2.87m)

BEDROOM 1
16'8" (5.08m) x 13'9" (4.19m)

BEDROOM 2
16'8" (5.08m) x 13'11" (4.24m)

BEDROOM 3
13'1" (3.99m) x 11'8" (3.56m)

BATHROOM/WC

SEPARATE WC

OUTSIDE:

PRIVATE GARDEN

DRIVEWAY

LEASE:
125 years from 1996 (Share of Freehold)

MAINTENANCE:
£115 per month

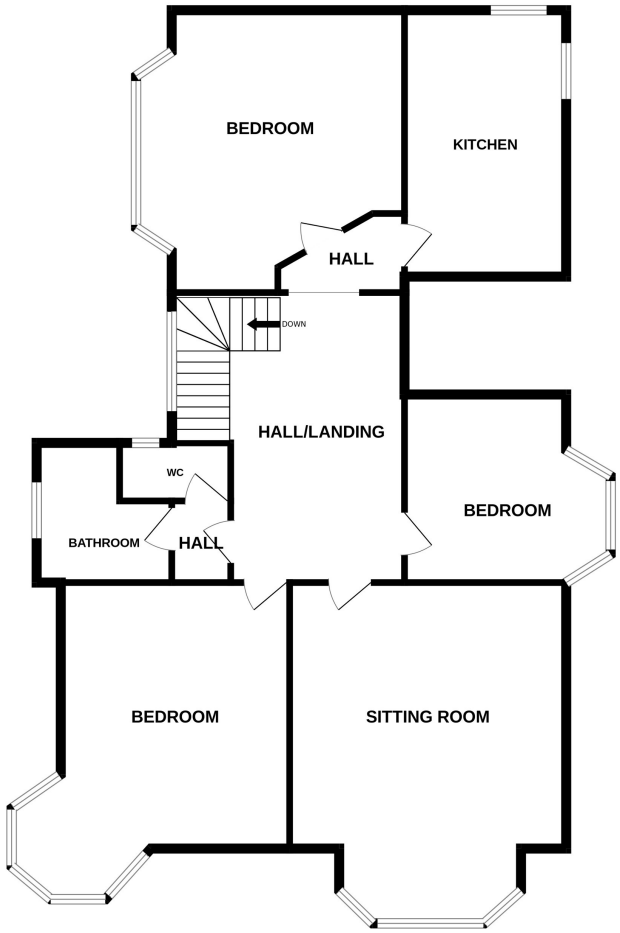
SUB-LETTING:
Allowed

PETS:
Allowed

COUNCIL TAX:
Band "D"

EPC:
"C"

(All details concerning the terms of the Lease and outgoings are subject to verification)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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