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est. 1978
Taylor Engley









Flat 16 Saffrons Mead, 2 Grassington Road, Lower Meads, Eastbourne, BN20 7BG
Guide Price £300,000 Leasehold

GUIDE PRICE £300,000 - £325,000. Taylor Engley are pleased to bring to the market this CHAIN FREE, SPACIOUS THREE BEDROOM third floor flat, situated a highly sought after location. The property enjoys a spacious living room, with two sets of doors opening on to the WRAP AROUND BALCONY, ENJOYING VIEWS OVER THE SAFFRONS SPORTS GROUND AND TOWN HALL. * CAR PORT * GAS FIRED CENTRAL HEATING * SEALED UNIT DOUBLE GLAZING * EPC = C



*** HALLWAY * KITCHEN * LIVING ROOM * MASTER BEDROOM WITH EN-SUITE BATHROOM * TWO FURTHER BEDROOMS * FAMILY BATHROOM * SPACIOUS BALCONY * CAR PORT ***

The property is situated within close proximity to Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront.





COMMUNAL ENTRANCE HALL
Stairs or lift to the third floor. Door to:

ENTRANCE HALL
Radiator, two built-in storage cupboards with shelving, entryphone system.

KITCHEN
15'11" x 6'5" (4.85m x 1.96m)
Range of built-in matching cupboards and drawers, integral fridge freezer, built-in oven and five ring gas hob with extractor hood over, space and plumbing for washing machine, wall mounted boiler, sink unit, work surfaces, double glazed window to side enjoying views over The Saffrons sports grounds, radiator.

LOUNGE
15'11" x 15'7" (4.85m x 4.75m)
Two sets of patio doors opening on to the wrap around balcony, enjoying views over the Town Hall and The Saffrons sports grounds, feature fireplace surround with electric fire, radiator.

BALCONY
Large double aspect corner wrap around balcony.

BEDROOM ONE
14'7" x 8'2" max plus door recess (4.45m x 2.49m max plus door recess)
Double glazed window with outlook to front, radiator, range of built-in wardrobe cupboards.

EN-SUITE BATHROOM
Suite comprising WC, washbasin, bath with shower over, heated towel rail, extractor fan.

BEDROOM TWO
12'7" x 8' max (3.84m x 2.44m max)
Double glazed window with outlook to front, radiator.

BEDROOM THREE
9'4" x 6'8" (2.84m x 2.03m)
(currently used as a dining room). Radiator, double glazed window with outlook to front.

BATHROOM
Suite comprising bath with mixer tap and shower attachment, WC, washbasin, heated towel rail, extractor fan.

CAR PORT

PLEASE NOTE:
The half yearly maintenance charge due on the 24th of June 2026 is £1783.02. The lease is 999 years from the 1st of June 1988.

(All details concerning the terms of the lease and outgoings are to be verified).

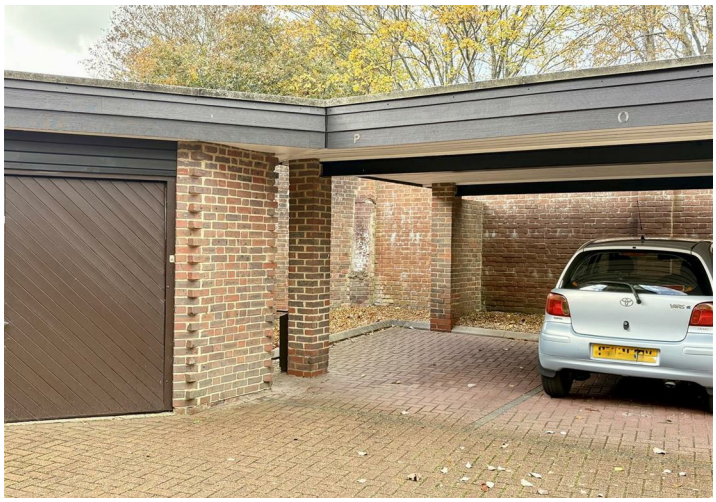
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:
Council Tax Band E.

FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.











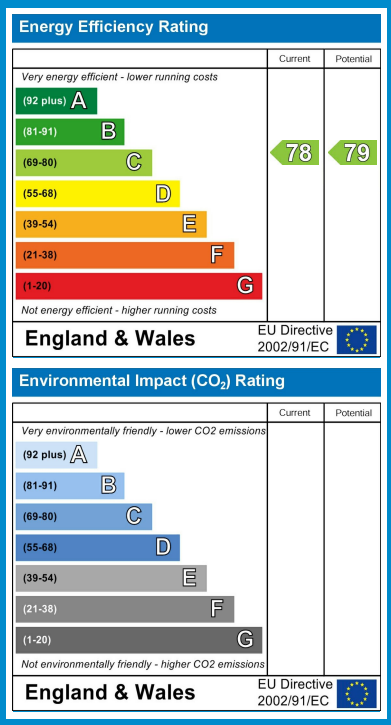


THIRD FLOOR
822 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.3 sq.m.) approx.

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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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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