

3 Saffrons Park, Eastbourne, BN20 7UX

Price £780,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful four bedroom detached residence of pleasing appearance, enviably located within the exclusive Saffrons Park development in lower Meads, less than a half mile from Eastbourne town centre and railway station, available with no onward chain. The accommodation includes a bright 20` x 15` dual aspect sitting room with patio doors opening on to the rear garden, a dining room and fitted kitchen/breakfast room, with adjacent utility room. There are four generous bedrooms, all with fitted wardrobes; the master having a 14` x 6` en-suite bathroom with both a bath and shower cubicle, whilst the other three bedrooms are served by a re-fitted shower room. Other benefits include sealed unit double glazing, gas central heating and a double garage. The house is set within southerly facing level gardens extending to approximately 50 x 60` that are principally laid to lawn with a flint boundary wall to the Meads Road frontage. Saffrons Park enjoys a most convenient and highly desirable location, with Gildredge House school and Eastbourne College both in the immediate vicinity.

















At a Glance:

- Exclusive Saffrons Park development within a half mile of the town centre
- Four bedrooms
- Two bath/shower rooms (one en-suite)
- Part flint-walled southerly facing rear garden
- Double garage
- Gas central heating
- Sealed unit double glazing
- No onward chain

Accommodation:

HALL

CLOAKROOM

KITCHEN
13'6" (4.11m) x 12'0" (3.66m)

UTILITY ROOM
7'10" (2.39m) x 6'4" (1.93m)

DINING ROOM
14'0" (4.27m) x 10'3" (3.12m)

SITTING ROOM
20'6" (6.25m) x 15'8" (4.78m)

FIRST FLOOR LANDING

MASTER BEDROOM
16'0" (4.88m) Max x 10'6" (3.2m)

EN-SUITE BATHROOM
14'0" (4.27m) x 6'0" (1.83m)

BEDROOM 2
13'6" (4.11m) x 10'6" (3.2m)

BEDROOM 3
12'10" (3.91m) x 10'4" (3.15m)

BEDROOM 4
13'0" (3.96m) x 7'6" (2.29m)

FAMILY SHOWER ROOM

OUTSIDE:

GARDENS FRONT & REAR

DOUBLE GARAGE

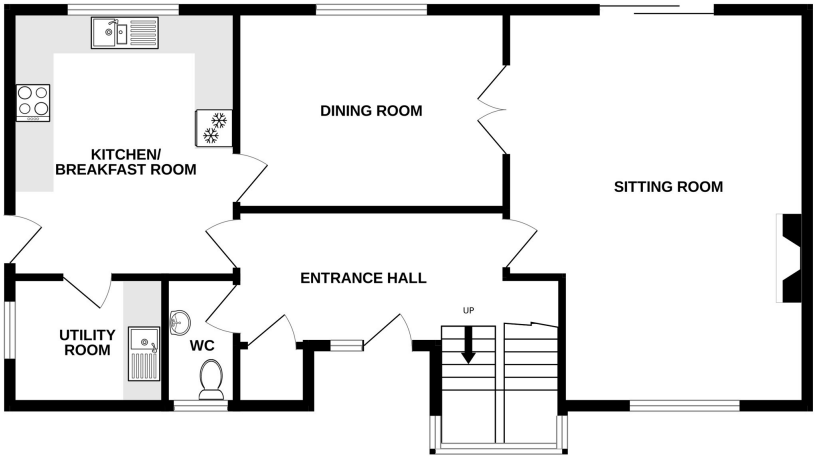
COUNCIL TAX:
Band `G`

EPC:
`C`

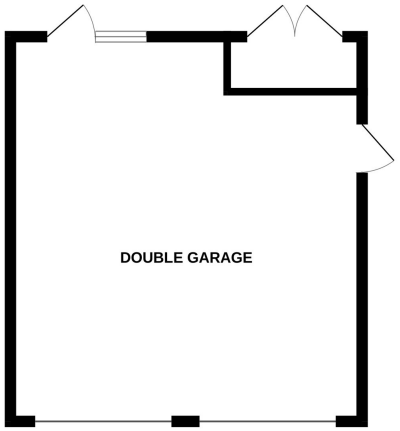




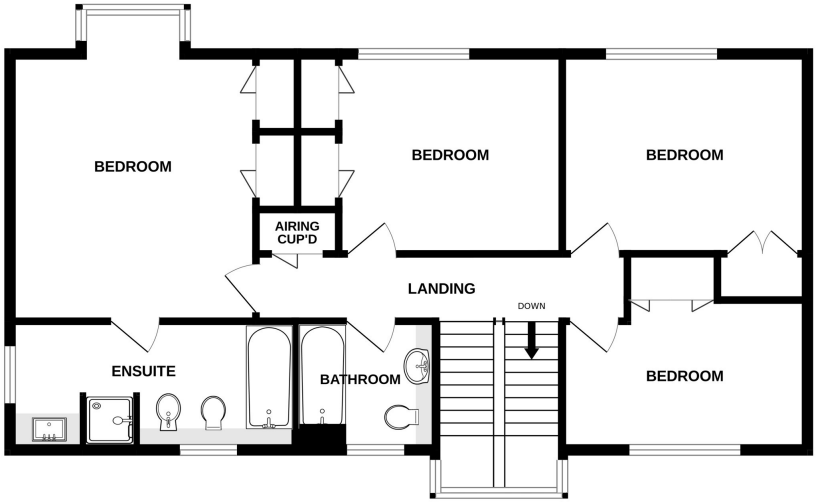
GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



DETACHED GARAGE
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2071 sq.ft. (192.4 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.
Made with Metropix ©2026

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.

Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk