HUNT FRAME

ESTATE AGENTS



4 Powercroft, 34 Saffrons Road, Eastbourne, BN21 1DT

Offers Over £225,000

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A splendid SPLIT LEVEL PERIOD CONVERSION, occupying the upper floors of this grand DETACHED PROPERTY. Situated in one of Eastbourne's finest tree-lined roads within the SAFFRONS area of Eastbourne close to the TOWN CENTRE and RAILWAY STATION.

An external staircase leads to two of the four apartments in the building, upon entering the apartment you can find a ENTRANCE HALL, a LARGE KITCHEN/BREAKFAST ROOM, UTILITY and LARGE WALK-IN STORAGE CUPBOARD and BATHROOM. The upper floor is just as impressive with further storage, a SEPARATE WC and access to the TWO DOUBLE BEDROOMS and SITTING ROOM. Externally there are pretty communal gardens and access to a GARAGE and DEDICATED PARKING. Viewing is highly recommended.







COMMUNAL ENTRANCE
External staircase to apartments 3 & 4. Private entrance door to hall.

ENTRANCE HALL
10'3 x 8'2 (3.12m x 2.49m)
Radiator, stairs rising to the upper floor, doors off to kitchen/breakfast room and bathroom.

KITCHEN/BREAKFAST ROOM
15'1 x 12'5 (4.60m x 3.78m)
Fitted in a range of eye and base level units and drawers with worksurfaces over. Inset one and a half bowl stainless steel sink and single drainer with mixer tap. Tiled splashbacks. Built-in double oven and four ring gas hob with extractor hood over. Space and plumbing for dishwasher and washing machine. Integrated fridge and freezer. Space for table and chairs. Recessed spotlighting. Two double glazed windows to the side. Door to:

UTILITY
With appliance space. Window to side.

WALK IN STORAGE
Accessed via the utility room.

BATHROOM
In a modern contemporary style suite comprising of a panelled bath with mixer tap and shower unit above. Pedestal wash hand basin. Part tiled walls. Two windows. Doorway to a low level wc with heated chrome towel ladder. Further double glazed window.

STEPS TO UPPER LEVEL
Double glazed window to side. Access to two eaves storage rooms.

SITTING ROOM
15'10 x 12'9 (4.83m x 3.89m)
Television point. Two radiators. Double glazed window to the front aspect.

BEDROOM ONE
17'4 max x 10'2 plus wardrobes (5.28m max x 3.10m plus wardrobes)
Wall to wall mirror fronted fitted wardrobe. Radiator. Double glazed window to the side.

BEDROOM TWO
12'9 x 8'6 (3.89m x 2.59m)
Built-in double wardrobe. Radiator. Telephone point. Double glazed window to the front.

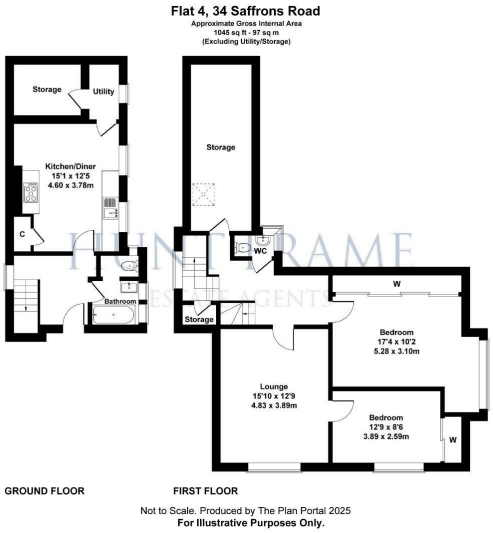
SEPARATE WC
In a white suite comprising low level wc and pedestal wash hand basin. Tiled splashbacks. Radiator. Double glazed bay window to rear.

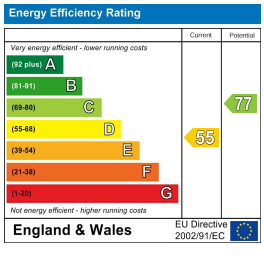
COMMUNAL GARDENS
Accessed from the rear with a large lawn adjacent to the garaging and parking.

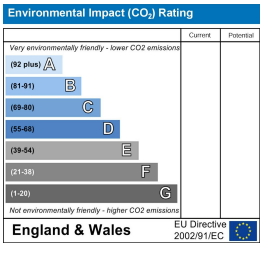
GARAGE & PARKING
Situated at the rear of the building with an up and over door to the front with a parking space in front..

OUTGOINGS
LEASE: SHARE OF FREEHOLD WITH A 999 YEAR LEASE FROM 25/12/2003 - 978 YEARS REMAINING
MAINTENANCE: APPROXIMATELY £200 PER MONTH









These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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