



1 Sarnia House, 17 Darley Road, Eastbourne, BN20 7PE

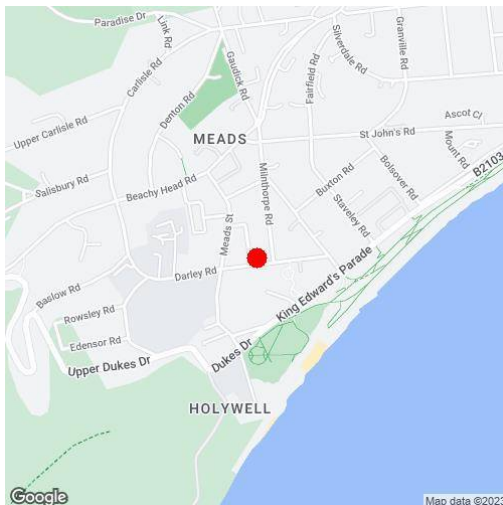
Price £265,000 | Leasehold

**Leaper
Stanbrook**

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A delightful two bedroom garden floor flat with its own private entrance and front garden, enviably located within 200 yards of the Meads village shopping facilities. The flat provides well presented accommodation that includes a bay fronted living room overlooking the garden, and a fitted kitchen with integrated oven and hob. The larger of the two double bedrooms has fitted wardrobes and a well appointed en suite wet room with shower, wc and hand wash basin whilst the second bathroom is also well appointed. Other benefits include gas fired central heating and sealed unit double glazed windows. Of particular note, is the charming southerly facing front garden that is mainly paved for ease of maintenance with a variety of mature shrubs. Located in the heart of Meads, the seafront is within a few hundred yards whilst Eastbourne town centre is little more than one mile distant.





At a Glance:

- Delightful private garden
- Prime residential location in the heart of Meads village
- Two bedrooms
- Fitted kitchen
- Two bath/shower rooms (one en-suite)
- Gas central heating
- Sealed unit double glazing
- Extended lease

Accommodation:

HALLWAY

LIVING ROOM

13'6" (4.11m) x 13'6" (4.11m) Into Bay

KITCHEN

14'6" (4.42m) x 8'0" (2.44m) Max

BEDROOM 1

10'3" (3.12m) x 13'0" (39.62m) narrowing to 8'9"

BEDROOM 2

11'8" (3.56m) x 10'6" (3.2m) With access to en-suite shower room

BATHROOM / WC

OUTSIDE:

DELIGHTFUL PRIVATE FRONT GARDEN

COUNCIL TAX:

Band 'A'

EPC:

'D'

LEASE:

141 years remaining

GROUND RENT:

Peppercorn

MAINTENANCE:

£1,611 per annum

PETS:

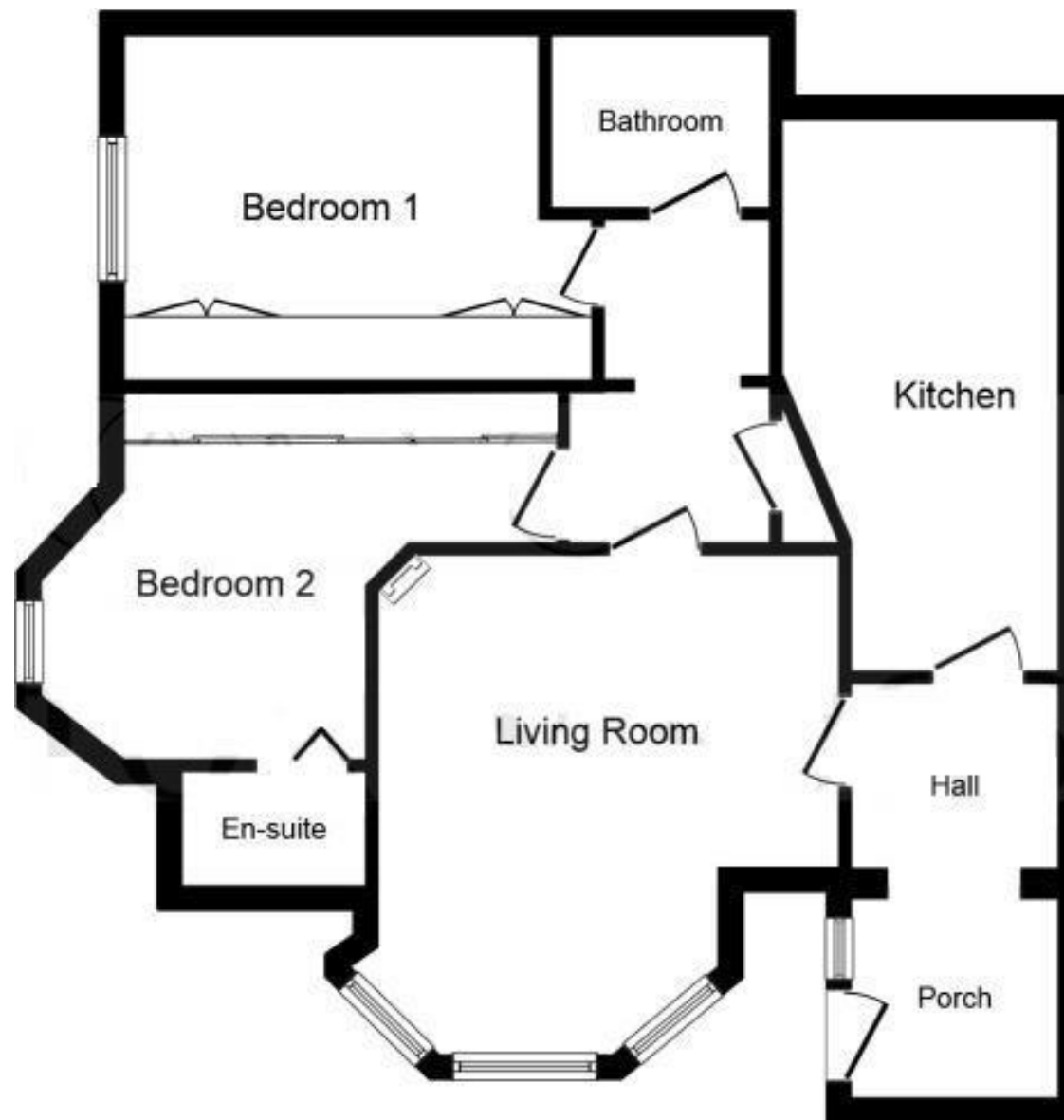
Allowed

SUB-LETTING:

Allowed

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





Lower Ground Floor Plan

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

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