



**Sarnia House Darley Road, Eastbourne BN20 7PE**

**welcome to**

**Sarnia House Darley Road, Eastbourne**

A two bedroom garden flat located within the highly sought after Meads location, moments away from meads village. The property comprises of lounge, kitchen, two bedrooms, en-suite, main bathroom, private entrance and private garden. To truly appreciate what is to offer, call and arrange a viewing!



### Private Entrance Hall

Double glazed window to the side aspect. Radiator.

### Inner Hall

Cupboard. Radiator.

### Lounge

13' 3" x 13' 5" into bay ( 4.04m x 4.09m into bay )  
Double glazed bay window to the front aspect.  
Radiator.

### Kitchen

14' 2" x 7' 11" ( 4.32m x 2.41m )  
A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit.  
Electric oven and hob with cooker hood above.  
Space and plumbing for washing machine. Radiator.

### Bedroom 1

10' 5" into recess x 11' 8" into recess ( 3.17m into recess x 3.56m into recess )  
Double glazed window to the side aspect. Fitted wardrobes. Radiator.

### Bedroom 2

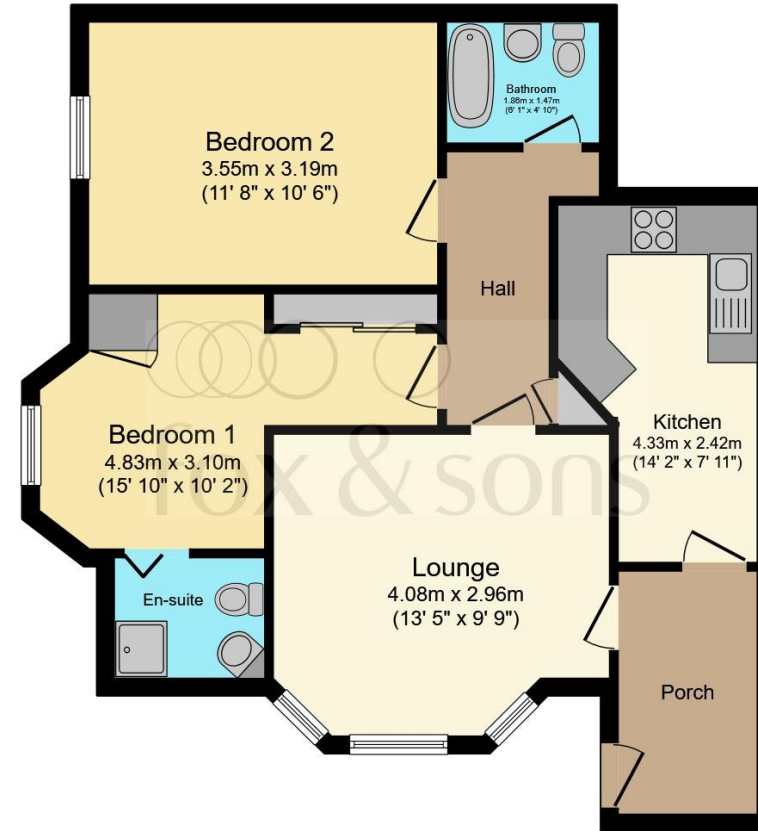
10' 3" into recess x 8' 9" plus recess ( 3.12m into recess x 2.67m plus recess )  
Double glazed window to the side aspect. Built in wardrobe. Airing cupboard containing boiler.  
Radiator. Shower cubicle.

### Bathroom

Comprising of a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin.  
Extractor fan.

### Front Garden

Private patio area with raised flower beds. Steps leading to private front door. Outside light.



Total floor area 65.4 m<sup>2</sup> (704 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Sarnia House Darley Road, Eastbourne

- GROUND FLOOR GARDEN FLAT
- TWO BEDROOMS
- PRIVATE ENTRANCE
- PRIVATE GARDEN
- CHAIN FREE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

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