



Derwent Road, Eastbourne BN20 7PH

welcome to

Derwent Road, Eastbourne

A beautifully presented two bedroom ground floor garden flat situated within the heart of the highly sought after Meads village. This beautiful home offers light and spacious accommodation throughout comprising of; living room, two bedrooms, kitchen, conservatory, cellar and private rear garden.



Entrance Hall

Lounge

14' 5" into bay x 12' 6" into recess (4.39m into bay x 3.81m into recess)

Double glazed bay window to the front aspect.
Fireplace.

Kitchen

9' 8" x 8' 2" (2.95m x 2.49m)

A range of wall and base units with work top over incorporating a butler style sink and drainer unit.
Oven with five ring gas hob and cooker hood above.
Tiled splashback.

Conservatory

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed window to the rear and side aspects.
Patio doors leading to private rear garden.

Bedroom 1

14' x 13' 11" (4.27m x 4.24m)

Double glazed bay window to the front aspect.
Radiator.

Bedroom 2

6' 9" x 6' 8" (2.06m x 2.03m)

Double glazed bay window to the rear aspect.
Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Low level W.C. Wash hand basin with vanity unit below.

Additional Cloakroom

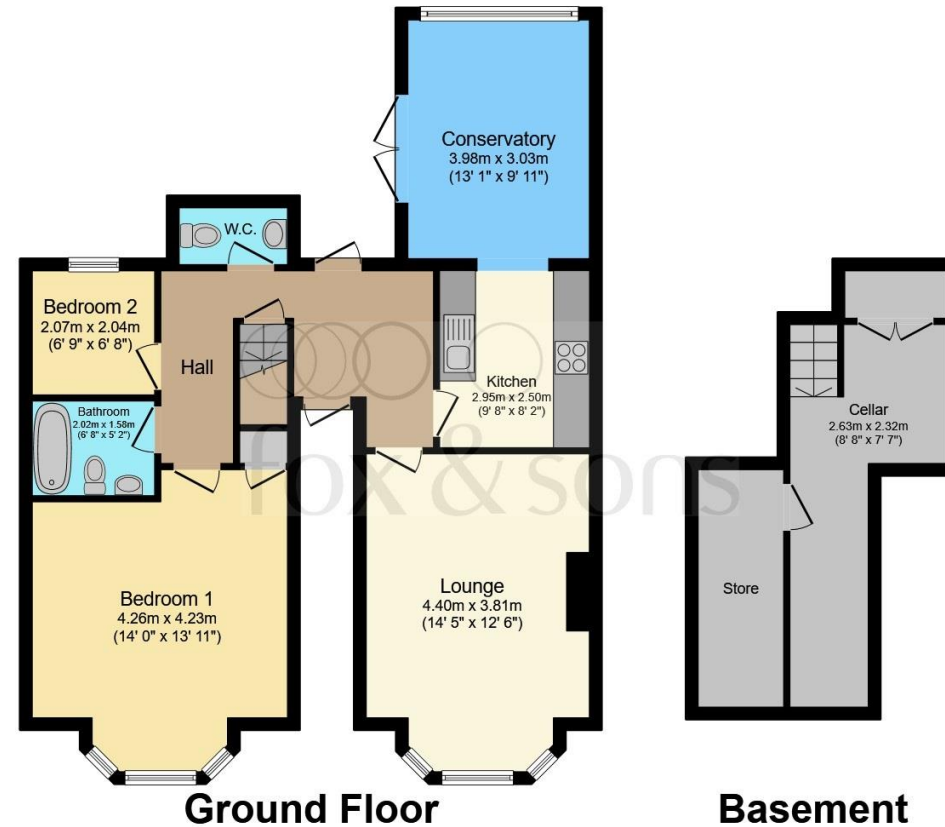
Low level W.C.

Rear Garden

Private patio rear garden with wall surround.

Cellar

Storage throughout.



Total floor area 99.6 m² (1,072 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



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Derwent Road, Eastbourne

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

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
EBN119095 - 0004

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