



**Derwent Road
Eastbourne, BN20 7PH**

Guide Price £450,000

Gao
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MAIN FEATURES:

- End of Terrace House Arranged over Three Floors
- Lounge and Kitchen/Diner
- Four Spacious Double Bedrooms
- Bathroom and Cloakroom
- Walled Courtyard Style Rear Garden and Second Floor Balcony

Situated in the desirable Meads district of Eastbourne, this charming end-of-terrace house on Derwent Road is a perfect blend of spacious living and enviable location. Spread over three floors, the property welcomes you with a welcoming lounge that flows seamlessly into a generous kitchen/diner—an ideal setting for relaxed family meals or entertaining guests. Upstairs you'll find four generously sized double bedrooms, together with a well-appointed bathroom/WC and further convenient cloakroom. A private walled courtyard garden for peaceful outdoor relaxation and, on the second floor, a delightful balcony offering peaceful views and a breath of fresh air.

Living here means you're just a short stroll from the seafront and Meads Village High Street, where boutique shops, quaint cafés, and fine eateries await. It's a tranquil yet vibrant neighbourhood, with excellent schools—such as St John's Meads Primary and Eastbourne College—nearby, superb connectivity via Eastbourne railway station. Safety is another asset: crime levels here are below the national average, offering peace of mind.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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