

Flat 2, 15 Darley Road,
Eastbourne, BN20 7PE

Leasehold - Share of Freehold

£450,000



3 Bedroom 2 Reception 1 Bathroom

TOWN FLATS

www.town-property.com info@townflats.com 01323 416600

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Elegant, versatile and spacious apartment in the heart of Meads with a walled and lawned PRIVATE REAR GARDEN. Located adjacent to Meads village, Holywell, seafront and the foot of the South Downs National Park. Occupying the first and second floors of this impressive and well maintained building, comprising; Lounge overlooking the All Saints Development, dining room overlooking the private rear garden, kitchen breakfast room, family bathroom with both a shower cubicle and bath, two separate WC's, three double bedrooms plus an office. Further benefits include a share of freehold, gas central heating, partial double glazing and also retaining much period charm including beautiful stained glass windows.

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Main Features

- Spacious Split Level Meads Apartment
- 3 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Office
- 2 Cloakrooms
- Bath & Shower Room
- Private Rear Garden

Entrance
Pathway to communal entrance. Hall floor private entrance door to -

Hallway/Stairs/Landing
Stained glass windows to side aspect. Door to rear leading to garden. Radiator. Built-in storage.

Lounge
23'6 x 15'5 (7.16m x 4.70m)
2 radiators. Electric fireplace. Single glazed Sash windows to front aspect.

Dining Room
21'7 x 15'11 (6.58m x 4.85m)
2 radiators. Open brick fireplace. Single glazed Sash bow windows to rear aspect.

Fitted Kitchen
11'8 x 11'5 (3.56m x 3.48m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit. Inset electric hob and electric double oven. Plumbing and space for washing machine and dishwasher. Space for under counter fridge. Radiator. Double glazed window to rear aspect.

Cloakroom
Low level WC. Radiator. Single glazed window to front aspect.

Bath & Shower Room
Suite comprising panelled bath. Shower cubicle. Wash hand basin. Radiator. Single glazed window to front aspect.

Cloakroom
Low level WC. Gas boiler. Single glazed window to side aspect. (Low head height for entry).

Bedroom 1
14'10 x 13'9 (4.52m x 4.19m)
Radiator. Wash hand basin. Large built-in wardrobe. Single glazed window to rear aspect.

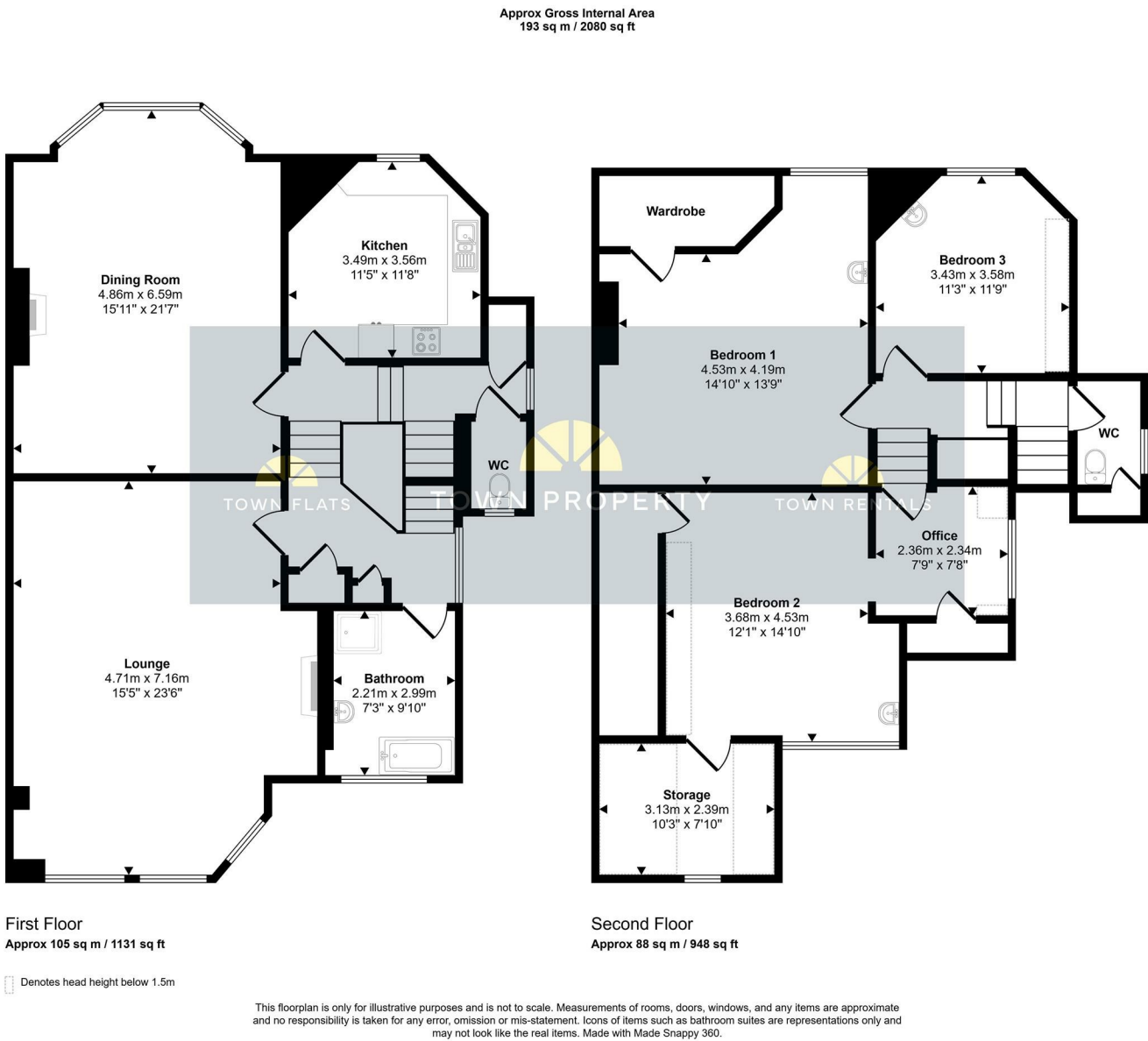
Bedroom 2
14'10 x 12'1 (4.52m x 3.68m)
Radiator. Wash hand basin. Double glazed window to rear aspect.

Bedroom 3
11'9 x 11'3 (3.58m x 3.43m)
Radiator. Wash hand basin. 2 large under eaves cupboards. Double glazed window to front aspect.

Office
7'9 x 7'8 (2.36m x 2.34m)
Large under eaves cupboard. Single glazed window to side aspect.

Outside
Rear garden has steps from 1st floor landing, gate for side access, walled boundaries and is laid to lawn.

Council Tax Band = D



THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: N/A
Maintenance: Approximately £2500 half yearly
Lease: 998 years remaining. We have been advised of the lease term we have not seen the lease