



**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

## Inner Hall

## Lounge

13' 3" x 13' 5" into bay ( 4.04m x 4.09m into bay )

## Kitchen

14' 2" x 7' 11" ( 4.32m x 2.41m )

## Bedroom 1

10' 5" into recess x 11' 8" into recess ( 3.17m into recess x 3.56m into recess )

## Bedroom 2

10' 3" into recess x 8' 9" plus recess ( 3.12m into recess x 2.67m plus recess )

## Bathroom

## Front Garden

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)

welcome to

## Sarnia House Darley Road, Eastbourne

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

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1675.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 147 years from 01 Jan 2017. Should you require 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

view this property online [fox-and-sons.co.uk/Property/EBN117655](https://fox-and-sons.co.uk/Property/EBN117655)



Property Ref:  
EBN117655 - 0003

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