



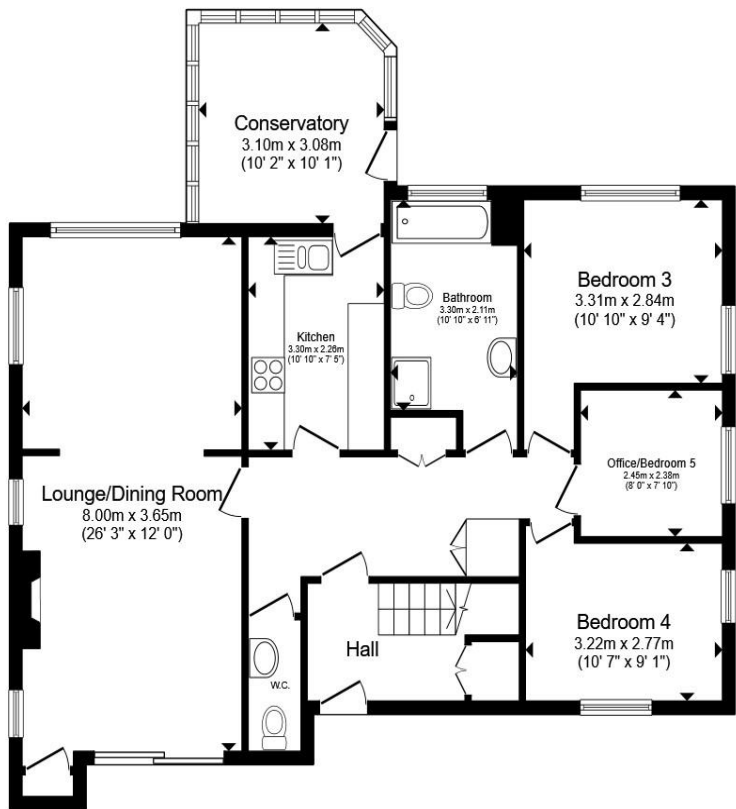
**Dukes Drive, Eastbourne BN20 7XH**

**welcome to**

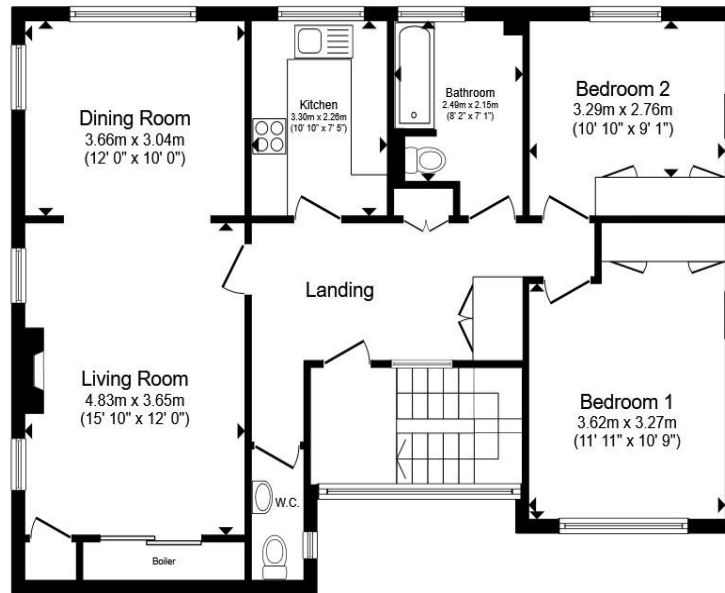
**Dukes Drive, Eastbourne**

A unique opportunity to acquire this detached residence currently comprising of two spacious self contained flats in this rarely available Meads location. The property offers potential to convert to one substantial home (SUPC). Large rear gardens and two garages.





**Ground Floor**



**First Floor**

Total floor area 192.9 m<sup>2</sup> (2,077 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.propertybox.io](http://www.propertybox.io)



**Communal Entrance**

**Ground Floor Flat**

**Entrance Hall**

**Lounge/Dining Room**

26' 3" x 12' ( 8.00m x 3.66m )

**Kitchen**

10' 10" x 7' 5" ( 3.30m x 2.26m )

**Conservatory**

10' 2" x 10' 1" ( 3.10m x 3.07m )

**Bedroom 1**

10' 10" x 9' 4" ( 3.30m x 2.84m )

**Bedroom 2**

10' 7" x 9' 1" ( 3.23m x 2.77m )

**Office/Bedroom 3**

8' x 7' 10" ( 2.44m x 2.39m )

**Bathroom**

**W/C**

**Rear Garden**

**Garage**

**First Floor flat**

**Entrance Hall**

**Living Room**

15' 10" x 12' ( 4.83m x 3.66m )

welcome to

## Dukes Drive, Eastbourne

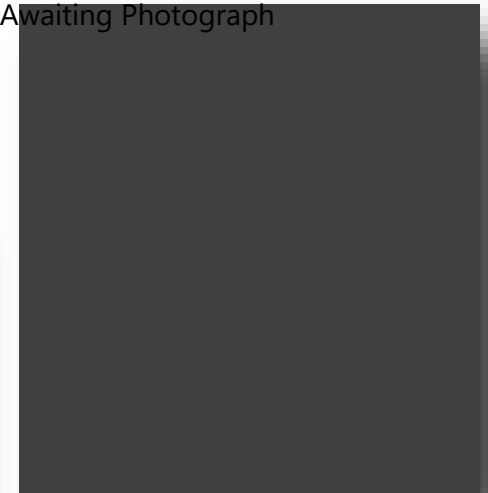
- UNIQUE DETACHED RESIDENCE
- CURRENTLY COMPRISING OF TWO FLATS; 1 X 2 BEDROOM & 1 X 3 BEDROOM
- BOTH FLATS WITH THEIR OWN PRIVATE ENTRANCE
- TWO GARAGES
- HIGHLY SOUGHT AFTER MEADS LOCATION

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£875,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EBN121192 - 0002

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