



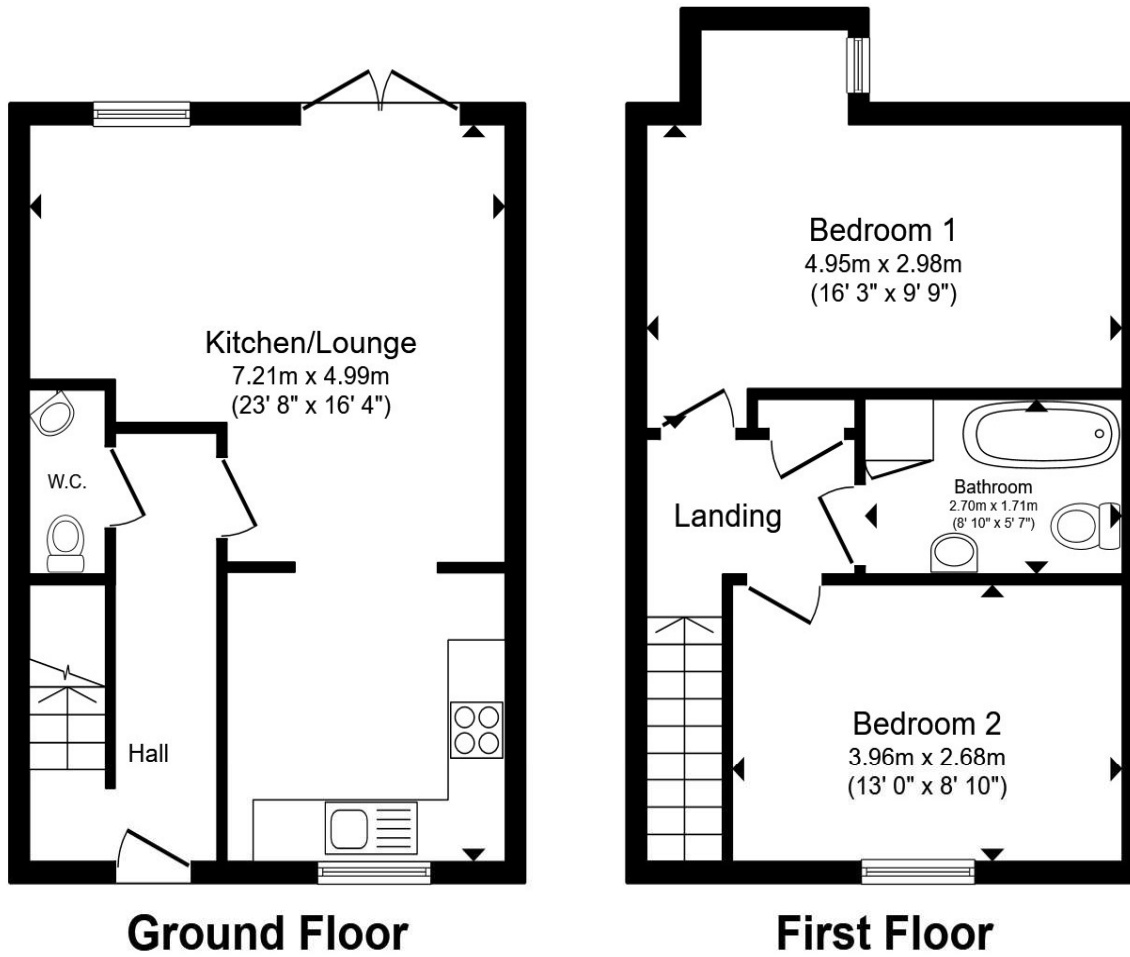
**Sandwich Mews, Eastbourne BN22 7FA**

**welcome to**

**Sandwich Mews, Eastbourne**

\*\*\* GUIDE PRICE £250,000 - £275,000 \*\*\* Two double bedroom mews home forming part of a select development within the sought-after Princes Park area, the property offers semi-open plan living with a modern integrated kitchen, downstairs WC, private rear garden and allocated parking space.





**Entrance Hall**

**Downstairs W/C**

**Kitchen/Lounge**  
23' 8" x 16' 4" ( 7.21m x 4.98m )

**Stairs To First Floor Landing**

**Bedroom One**  
16' 3" x 9' 9" ( 4.95m x 2.97m )

**Bedroom Two**  
13' x 8' 10" ( 3.96m x 2.69m )

**Bathroom**  
8' 10" x 5' 7" ( 2.69m x 1.70m )

**Rear Garden**

**Allocated Off-Road Parking**

Total floor area 73.4 m<sup>2</sup> (790 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)



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## Sandwich Mews, Eastbourne

- \*\*\* GUIDE PRICE £250,000 - £275,000 \*\*\* Mews Development
- Two Double Bedrooms
- Semi-Open Plan Living Space
- Modern Integrated Kitchen
- Downstairs WC

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

guide price

**£250,000 - £275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LGL111729](https://fox-and-sons.co.uk/Property/LGL111729)



Property Ref:  
LGL111729 - 0005

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