



OAKFIELD



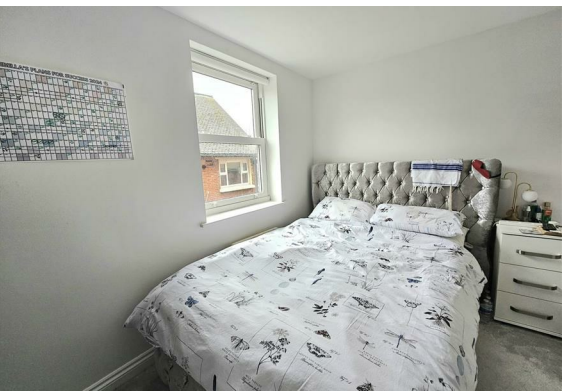
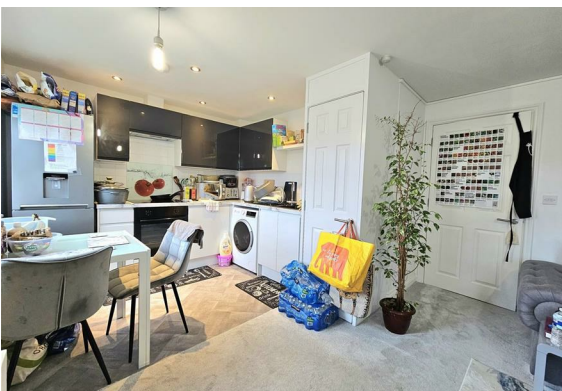
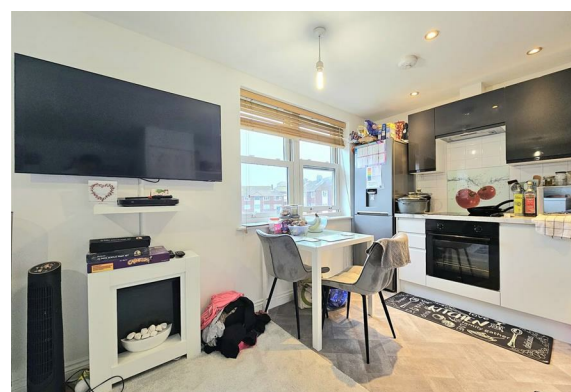
Upper Avenue, Eastbourne, BN21 3ZE  
Asking Price £180,000

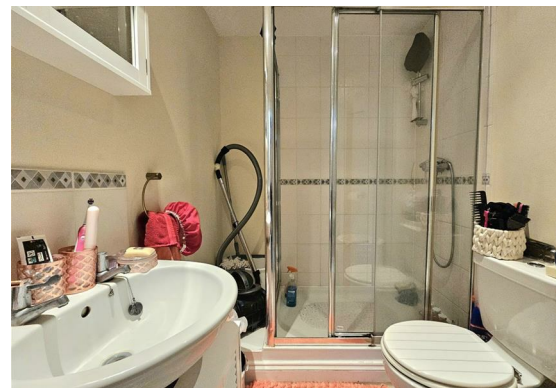


## Upper Avenue, Eastbourne, BN21 3ZE

Guide price of £180,000 to £184,950!  
Being sold chain free. This first floor, two  
bedroom flat is ideally situated just a  
short walk from Eastbourne town centre  
and train station.

The grounds of the building are well-  
maintained with beautiful trees and a  
residents parking area. The entrance hall  
is well looked after and you have a lift if  
needed. The living/dining room is open-  
plan to the kitchen, which is fitted with a  
matching range of fitted wall and base  
units with complementary work surfaces,  
a built-in stainless steel electric fan-  
assisted oven and gas hob with chimney-  
style extractor hood over, space for  
washing machine and fridge/freezer.  
There are two bedrooms and a shower  
room. The property is double glazed  
throughout and has electric heating.





### Living Room

11'9" x 8'9" (3.59 x 2.67)

### Kitchen

9'1" x 8'11" (2.77 x 2.72)

### Bedroom One

10'1" x 8'5" (3.09 x 2.59)

### Bedroom Two

12'4" x 8'1" (3.78 x 2.48)

### Shower Room

8'5" x 5'8" (2.58 x 1.74)

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 141 years remaining on the lease. The service charge is approximately £1090.96 per annum with a ground rent of £350 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Council Tax Band B - £1794.93**



## Floor Plan

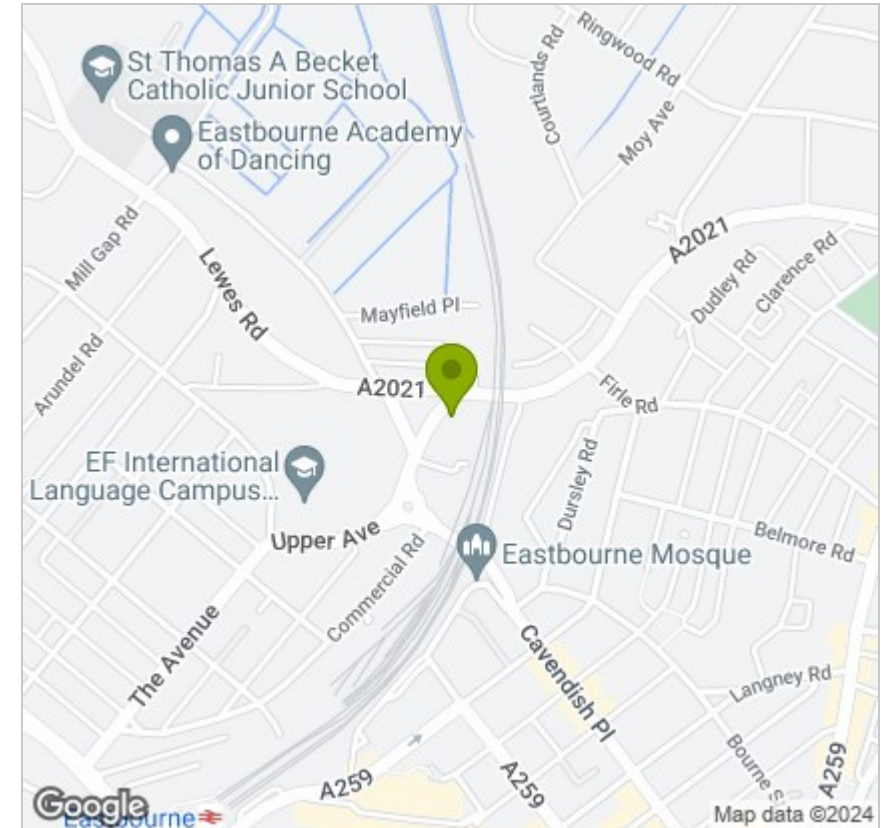


## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

