

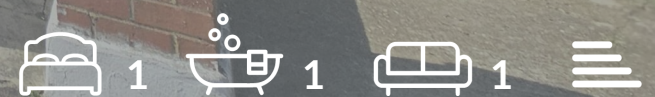


OAKFIELD



Bedford Grove, Eastbourne BN21 2DT

Asking Price £225,000



## Bedford Grove, Eastbourne BN21 2DT

Tucked away in Bedford Grove, this cosy one-bedroom garden flat has a delightful blend of classic charm and modern comfort.

The property benefits from a large porch area leading through to the entrance hallway. Stained glass windows invite in natural light, creating a serene ambiance that follows throughout the property. The living space welcomes you with its focal point: a lovely fireplace, adding a touch of warmth and character to the room.

As you continue through the hallways full of character, and cupboards for storage, you come across a large bathroom and a good size double bedroom with plenty of built in storage and double doors out to the communal garden.

The kitchen has enough space for a dining table and plenty of work top space and storage.

Step outside to the tranquil garden area, offering a peaceful retreat for relaxation or casual outdoor gatherings. The flat is a short walk from Eastbourne town and also has great transport links and permitted parking.





### Living Room

16'6 x 13'11 (5.03m x 4.24m)

### Kitchen

11'1 x 10'11 (3.38m x 3.33m)

### Bedroom

13'6 x 11'11 (4.11m x 3.63m)

### Bathroom

7'3 x 5'11 (2.21m x 1.80m)

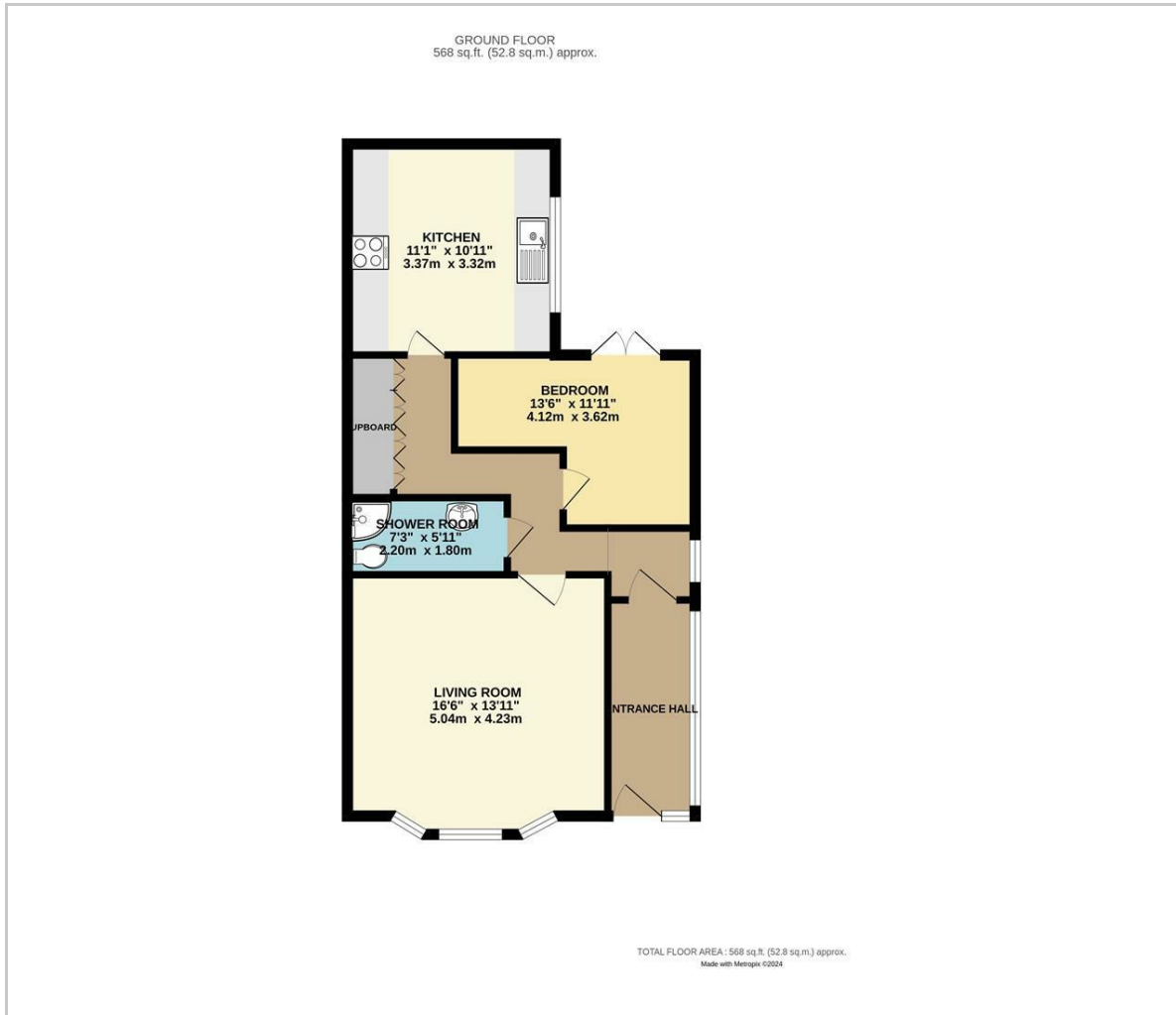
### Council Tax Band - A £1611

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 60 years on the lease. The service charge is approximately £50.00. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	