



OAKFIELD



Gorrington Road, Eastbourne, BN22 8XL

Asking Price £230,000





## Gorringe Road, Eastbourne, BN22 8XL

Welcome to this charming two-bedroom flat located on Gorringe Road in the heart of Eastbourne being sold with a share of the freehold. Situated on the first floor of a well-kept block, this property boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day.

The flat features two cosy bedrooms and a well-maintained bathroom.

Some of the highlights of this property are the large communal courtyard, providing a lovely outdoor space and a balcony overlooking the rear of the block. The block itself is meticulously cared for, ensuring a pleasant living environment for all residents.

Conveniently located close to Eastbourne town, you'll have easy access to a variety of amenities including shops, restaurants, and entertainment options. Whether you're looking to explore the local attractions or simply run errands, everything you need is just a stone's throw away.

Don't miss out on the opportunity to make this delightful flat your new home. Contact us today to arrange a viewing at this lovely Eastbourne property on Gorringe Road.







### Living Room

15'5" x 10'10" (4.70 x 3.32)

### Kitchen

10'1" x 7'2" (3.08 x 2.19)

### Bedroom One

13'4" x 10'10" (4.07 x 3.32)

### Bedroom Two

11'4" x 9'0" (3.47 x 2.76)

### Bathroom

7'9" x 5'10" (2.38 x 1.79)

### Balcony

**Council Tax Band C - £2148**

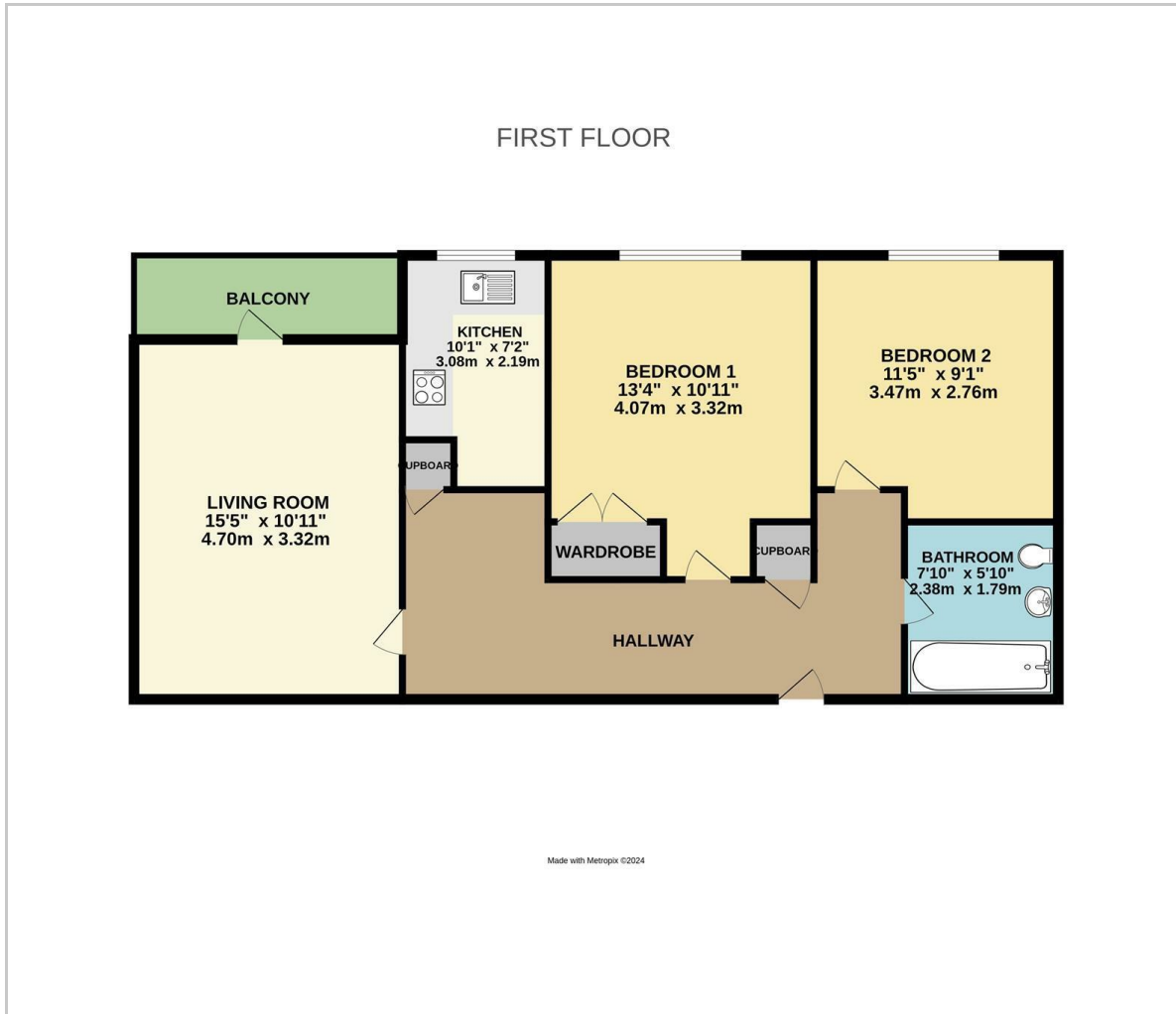
### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 950 years remaining on the lease. The service charge is approximately £800 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.





## Floor Plan

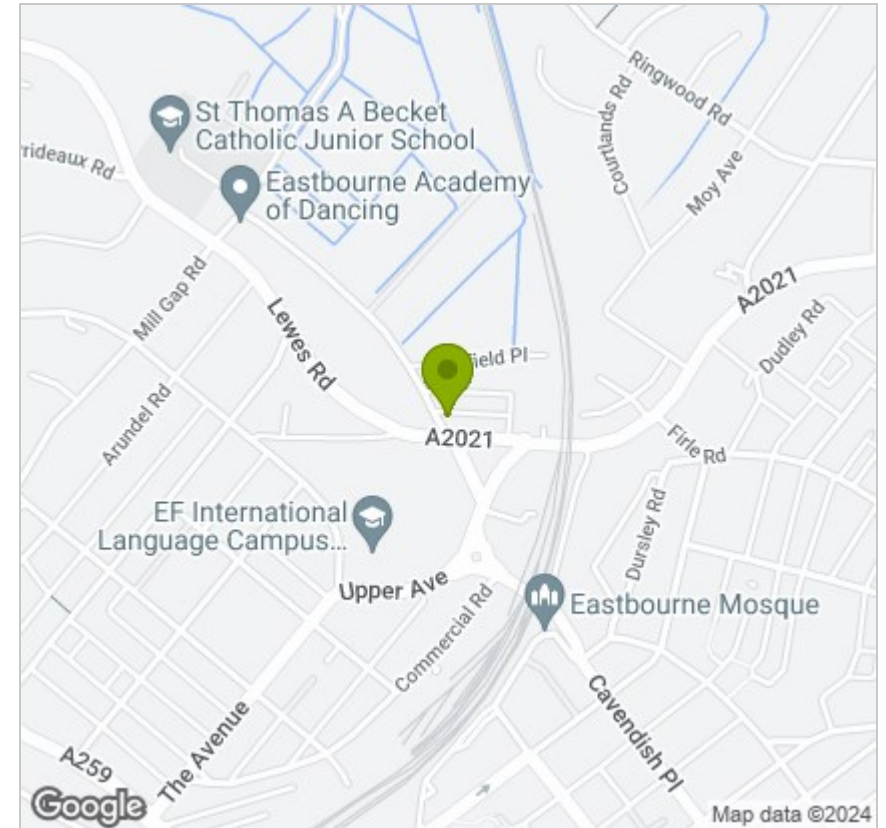


## Viewing

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

