



OAKFIELD



Groombridge Avenue, Eastbourne, BN22 7FG

Asking Price £175,000



## Groombridge Avenue, Eastbourne, BN22 7FG

Welcome to this charming two-bedroom flat located on the first floor of a lovely building on Groombridge Avenue in Eastbourne.

As you step into the property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The flat boasts two well-appointed bedrooms, on with a good size en-suite, providing ample space for a small family or guests.

One of the highlights of this property is the delightful balcony, where you can enjoy a cup of tea in the morning sun or unwind with a glass of wine in the evening. The flat also comes with parking for one vehicle, ensuring convenience for those with a car.

Situated close to the seafront, this property offers the best of coastal living. Don't miss out on the opportunity to make this charming flat your new home.





### Living/Dining

21'11" x 13'9" (6.7 x 4.2)

### Kitchen

7'10" x 7'10" (2.4 x 2.4)

### Bathroom

7'10" x 6'2" (2.4 x 1.9)

### Bedroom One

18'8" x 8'10" (5.7 x 2.7)

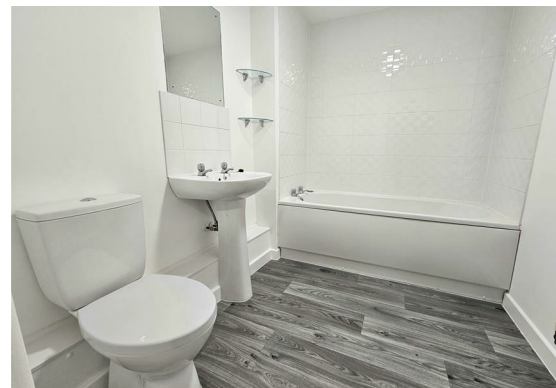
### Bedroom Two

12'1" x 8'10" (3.7 x 2.7)

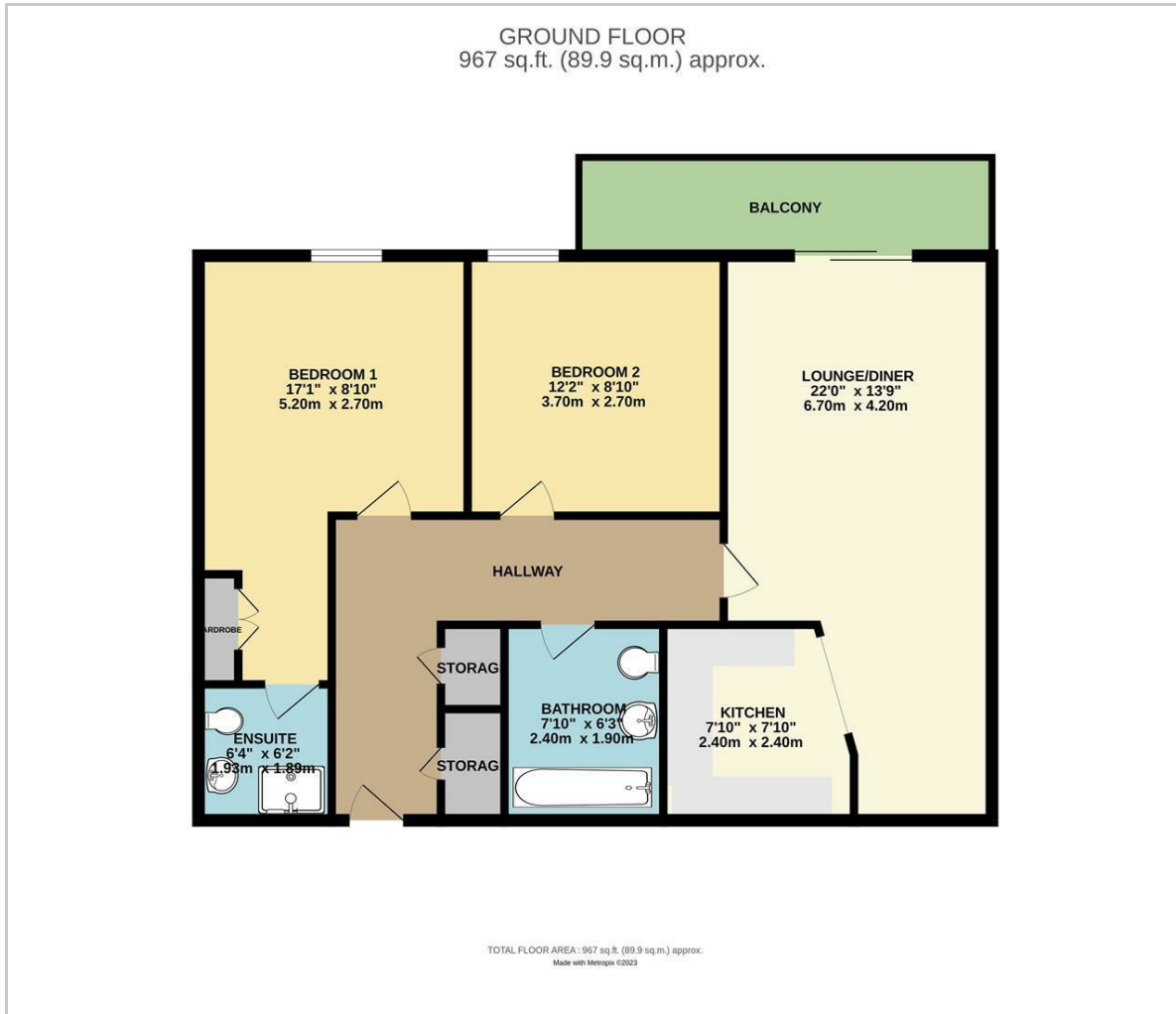
### Council Tax Band - C £2148

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 110 years on the lease. The service charge is approximately £2,358.9 per annum with a ground rent of £250 per annum. 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

