

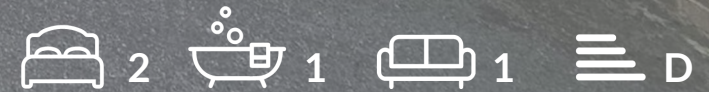


OAKFIELD



Broad Oak Close, Eastbourne, BN23 8LN

Asking Price £160,000



## Broad Oak Close, Eastbourne, BN23 8LN

A spacious and well-presented two-bedroom ground floor purpose-built apartment set within a cul de sac in a sought after area of Eastbourne. With the cuckoo trail on its doorstep and being conveniently located for local schools and surrounding bus routes... the location is fantastic.

The accommodation on offer comprising of well-maintained communal hallway, entrance hallway with two storage cupboards and airing cupboard plus fitted laminated flooring which continues through to the lounge which in turn opens onto the well equipped modern fitted kitchen.

There are two good sized bedrooms with fitted carpets, and modern refitted bathroom.





### Lounge/ Kitchen

17'4 x 13'5 (5.28m x 4.09m)

### Bedroom 1

12'3 x 8'5 (3.73m x 2.57m)

### Bedroom 2

9'3 x 8'8 (2.82m x 2.64m)

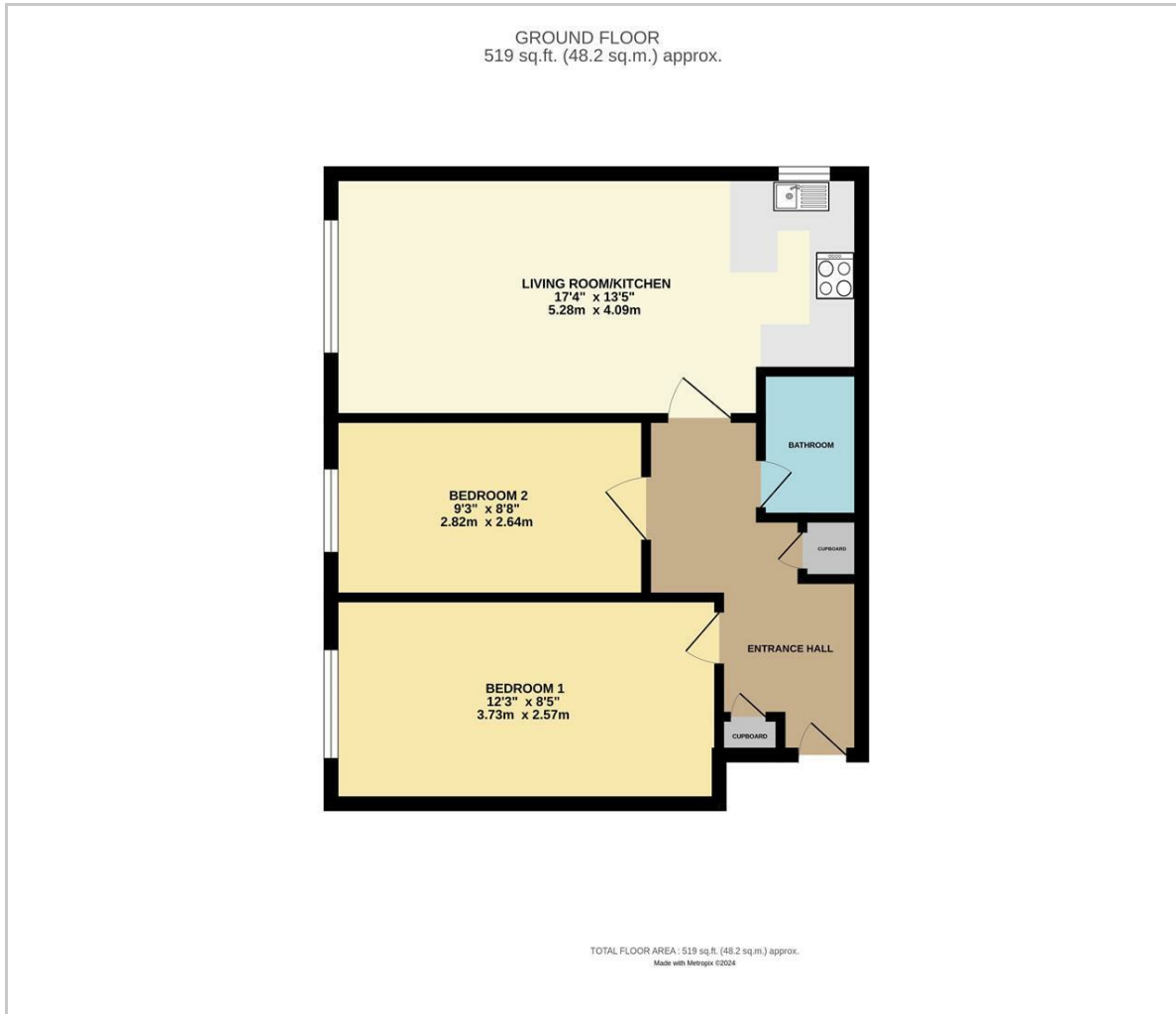
**Council Tax Band B - £1879**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 72 years remaining on the lease. The service charge is £1,000 per annum including ground rent. 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

