



OAKFIELD



Height Limit  
2.7m (9ft)

Grassington Road, Eastbourne, BN20 7BJ

Asking Price £300,000



2



1



1



## Grassington Road, Eastbourne, BN20 7BJ

Nestled on the charming Grassington Road in Eastbourne, this beautifully converted ground floor flat offers a delightful blend of comfort and convenience. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining, with plenty of built in storage. The flat boasts a well-appointed bathroom, ensuring all your needs are met with ease.

One of the standout features of this property is the small, private garden, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. The flat also benefits from the large communal gardens to the rear. Additionally, the property includes a garage and parking, a rare find in such a desirable location, offering both convenience and peace of mind.

Situated in a sought-after area, this flat is not only a comfortable home but also a gateway to the vibrant lifestyle that Eastbourne has to offer. With its stunning coastline, local amenities, and excellent transport links, you will find everything you need within easy reach.

This ground floor flat on Grassington Road is a wonderful opportunity for anyone looking to embrace a relaxed yet active lifestyle in Eastbourne. Don't miss your chance to make this charming property your new home.





### Sitting Room

15'3" x 14'7" (4.67 x 4.47)

### Kitchen

12'0" x 6'2" (3.66 x 1.90)

### Bedroom

15'2" x 12'11" (4.64 x 3.94)

### Bedroom

11'11" x 8'1" (3.65 x 2.47)



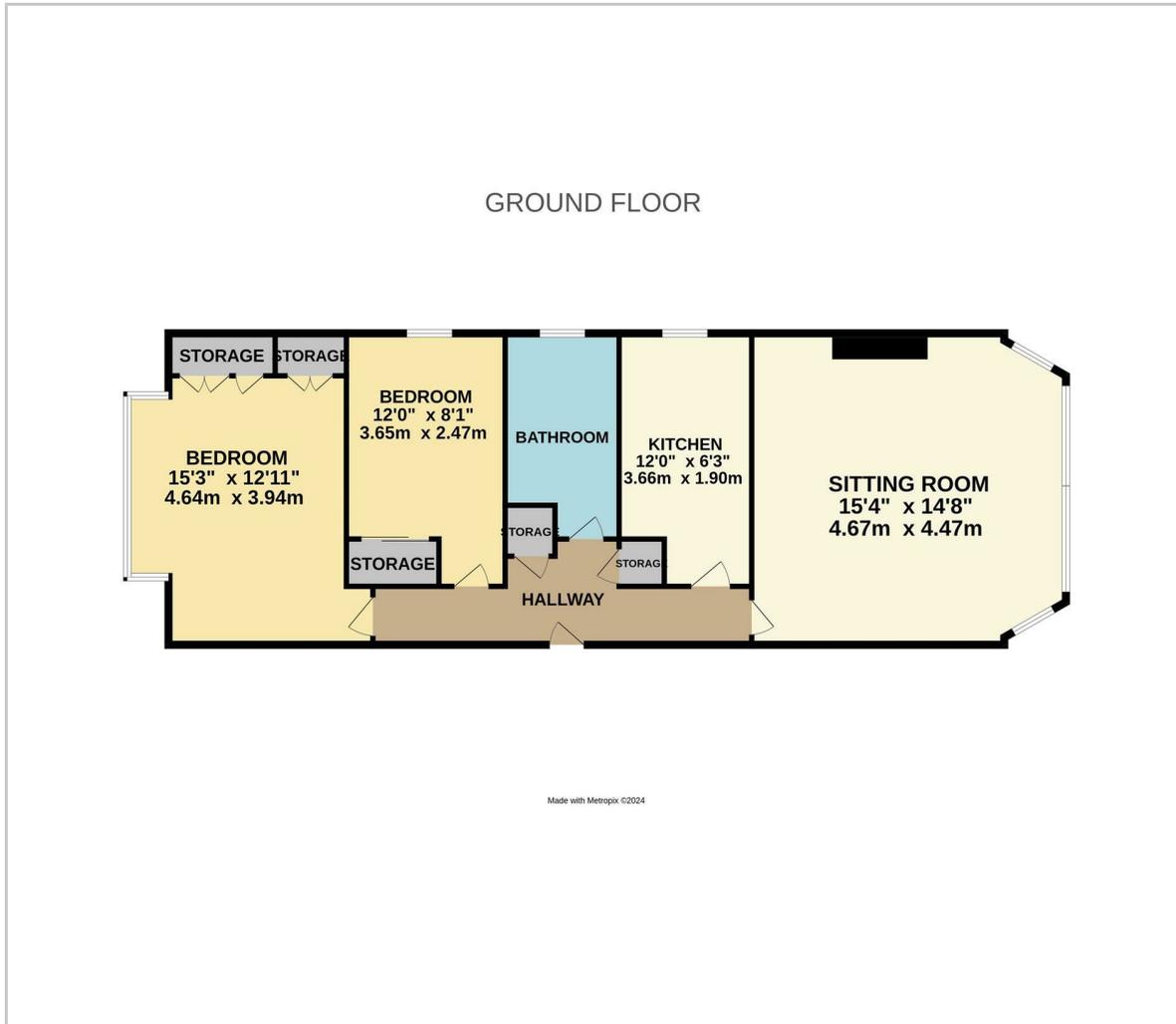
### Council Tax Band C - £2148

### Lease Information

The seller advises that the property is offered as leasehold share of freehold and has approximately 964 years remaining on the lease. The service charge is approximately £3,118.82 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

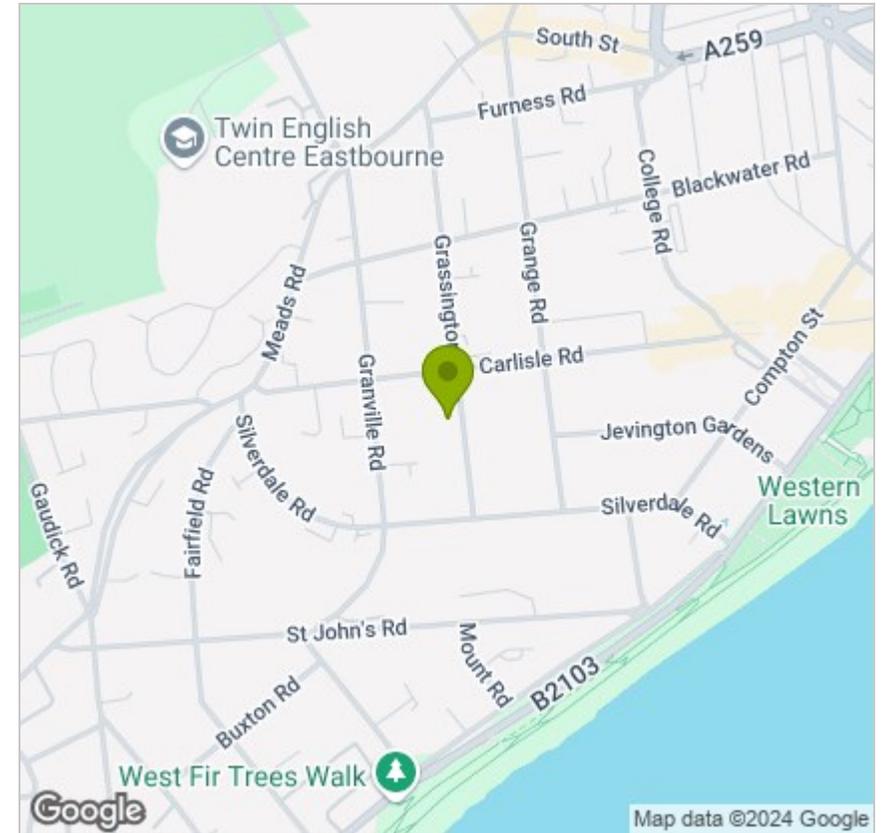


## Viewing

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

