



OAKFIELD



The Avenue, Eastbourne BN21 3YQ

Offers In Excess Of £160,000



## The Avenue, Eastbourne BN21 3YQ

Located at The Avenue in the heart of Eastbourne. This purpose-built residence offers a delightful blend of comfort and convenience, making it an ideal choice for those seeking a vibrant town centre lifestyle.

The flat features two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious living room is perfect for entertaining guests or enjoying quiet evenings at home, allowing for a versatile living experience.

The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is its prime location. Situated in the town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities, ensuring that everything you need is just a short stroll away. Additionally, the flat comes with the added advantage of off-road parking, a rare find in such a central area, providing both convenience and peace of mind.

This flat is an excellent opportunity for first-time buyers, small families, or investors looking to add to their portfolio. The property is in need of modernisation throughout but shows real potential of being a lovely property!

With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home in Eastbourne.





**Lounge/Diner**  
23'2 x 10'5 (7.06m x 3.18m)

**Kitchen**  
8'8 x 8'0 (2.64m x 2.44m)

**Bedroom 1**  
15'5 x 10'0 (4.70m x 3.05m)

**Council Tax Band - B £1,970 per annum**

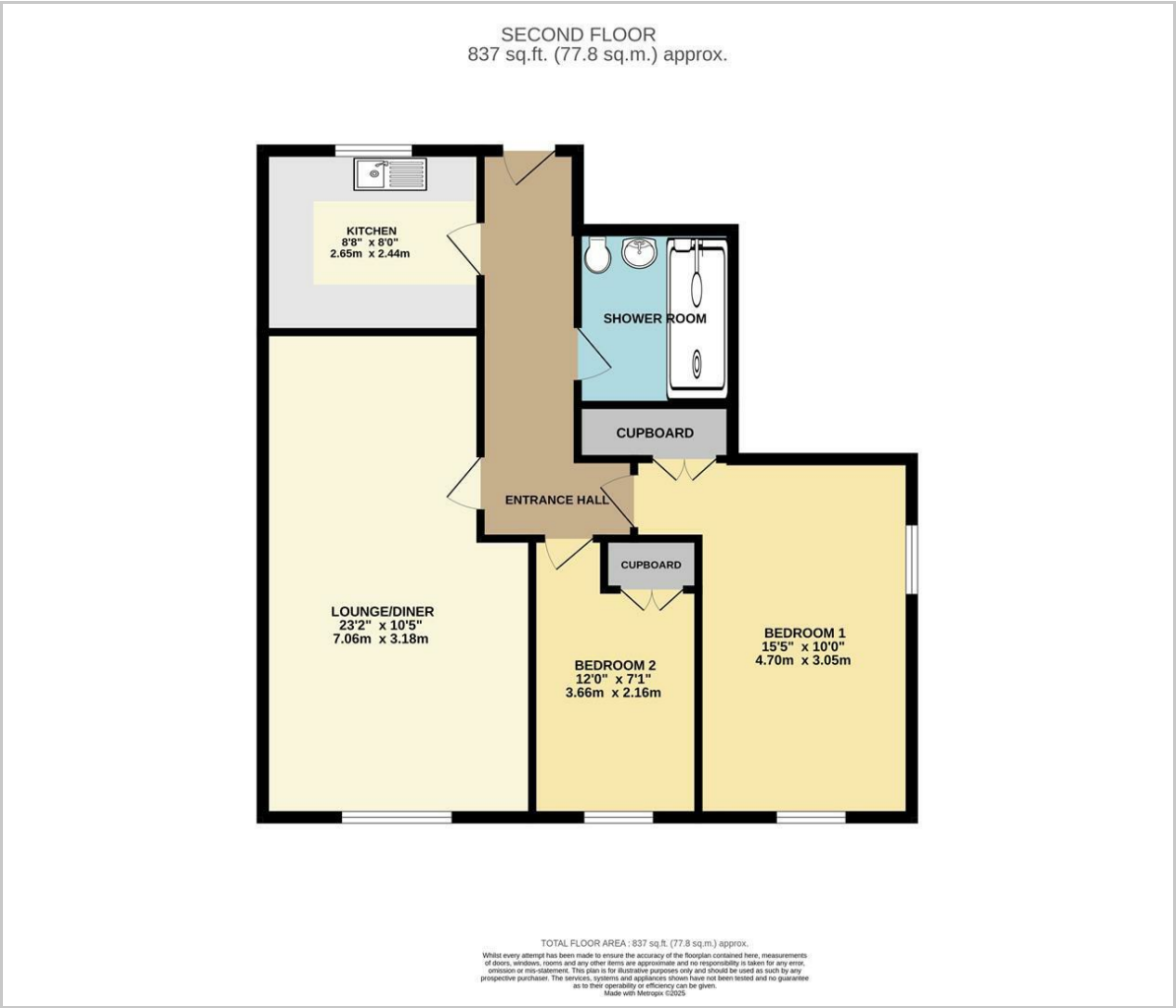
**Bedroom 2**  
12'0 x 7'1 (3.66m x 2.16m)

**Lease information**

The seller advises that the property is offered as a leasehold share of freehold and has approximately 950 years remaining on the lease. The service charge is approximately £2,588.52 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

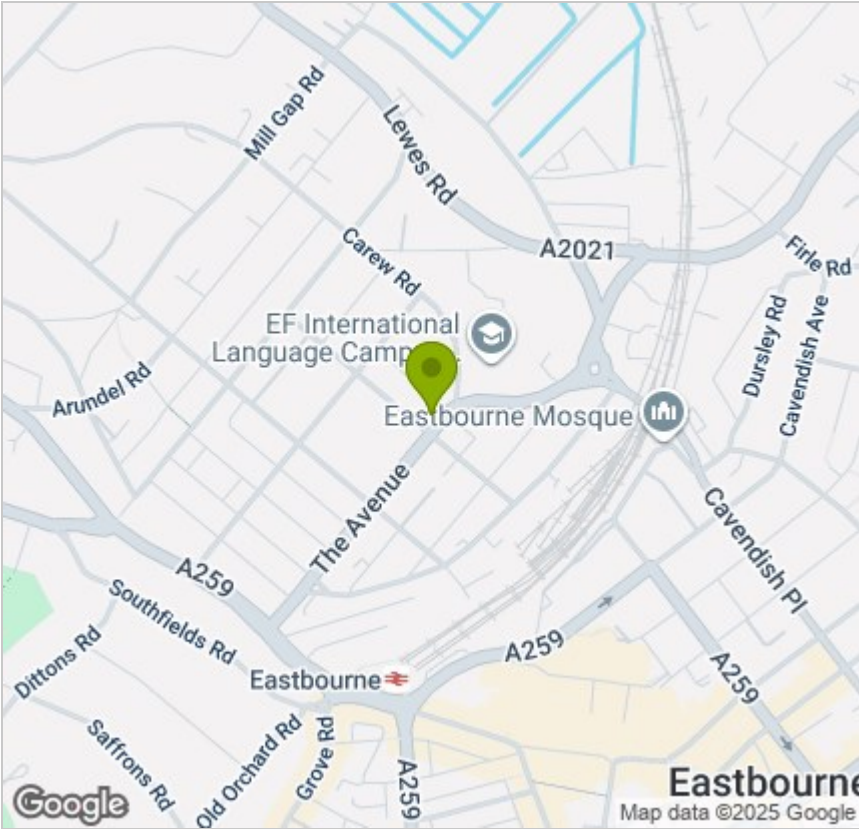


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

