



OAKFIELD



Burlington Place, Eastbourne BN21 4AR

Offers In Excess Of £220,000



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Tucked away within a beautifully converted Victorian building, just moments from Eastbourne's stunning seafront, this charming two-bedroom ground floor flat combines period character with modern comfort, space, and convenience.

Step inside and you're greeted by a welcoming hallway that leads through to the elegant living room – a light-filled space with soaring ceilings, tall sash windows, and original detailing that celebrates the building's heritage.

The main bedroom is generously sized, enjoying excellent natural light and fitted wardrobes, while the second bedroom offers versatile use as a guest room, home office, or dressing room.

Perfectly positioned in a highly sought-after area, the property is only a short stroll from the Grand Hotel, the scenic promenade, local theatres, and Eastbourne's vibrant mix of shops and restaurants. The mainline station is also within easy reach, making this an excellent choice for commuters or as a stylish coastal retreat.

Additional features include gas central heating, a secure entry system, and access to a communal courtyard. Permit parking is available on the surrounding streets.





Living Room

17'7 x 13'11 (5.36m x 4.24m)

Kitchen

8'0 x 6'6 (2.44m x 1.98m)

Bedroom 1

12'5 x 8'6 (3.78m x 2.59m)

Bedroom 2

10'2 x 8'8 (3.10m x 2.64m)

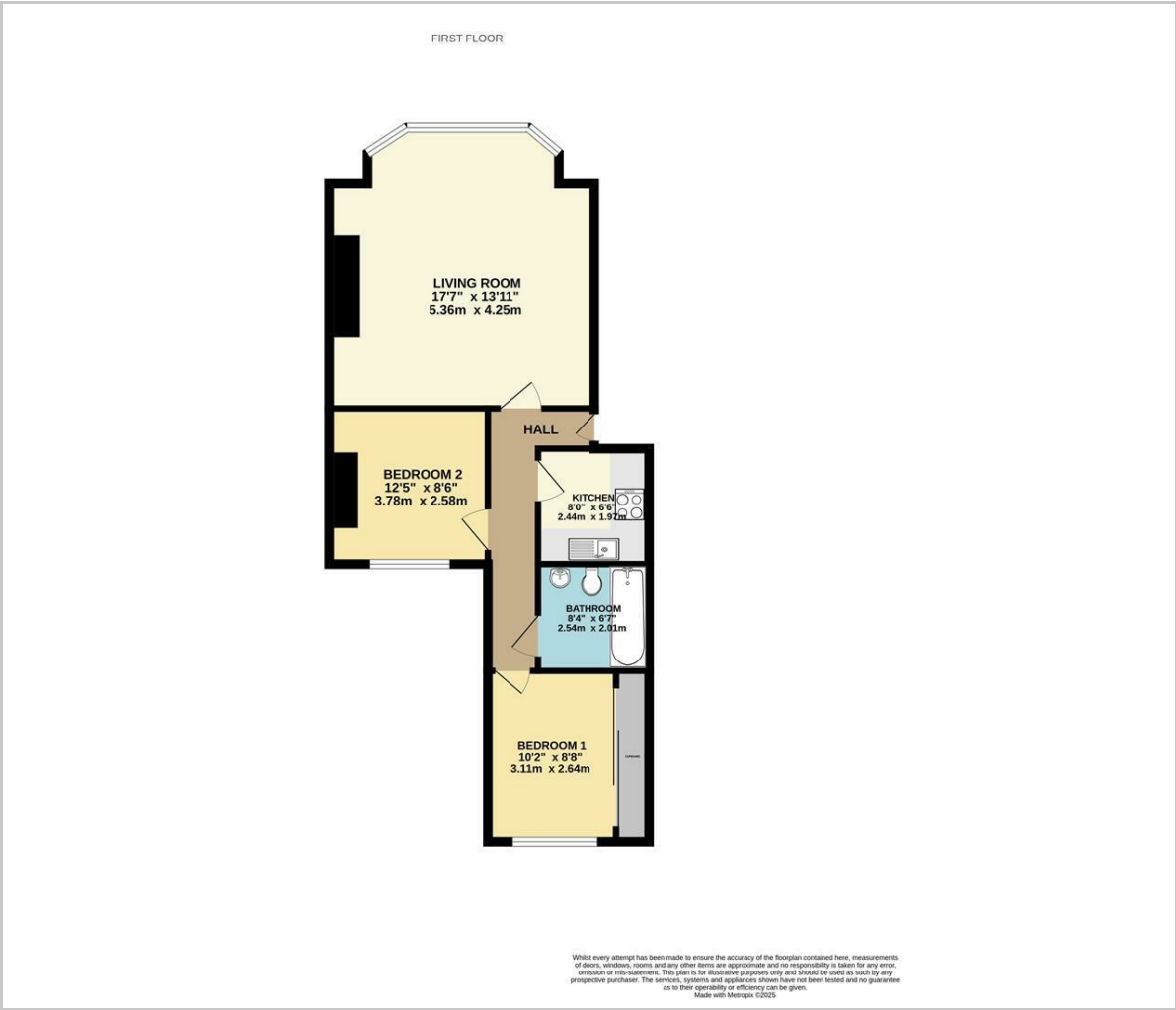
Council Tax Band - C £2,251 per annum

Lease Information

The seller advises that the proeprty is offered as leasehold and has approximatley 89 years remaining on the lease. The service charge is £1,700 per annum and a ground rent of £75 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

