

OAKFIELD

Enys Road, Eastbourne, BN21 2DG

Offers In Excess Of £110,000

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Tucked away on the ground floor, this generously sized studio apartment offers a bright and inviting living space in a highly convenient part of Eastbourne.

The property features a spacious open-plan layout, thoughtfully designed to combine living, sleeping, and kitchen areas into one comfortable and practical environment. The kitchen is neatly integrated, offering good storage and workspace while maintaining a sense of openness throughout. A separate modern shower room adds both convenience and privacy, completing the accommodation.

Situated in a well-regarded and central area of Eastbourne, the property benefits from excellent access to a wide range of local amenities. The town centre is within easy reach, offering an array of shops, cafés, restaurants, and everyday essentials. Eastbourne's attractive seafront and promenade are also close by, perfect for coastal walks and enjoying the fresh sea air.

Transport connections are strong, with nearby bus routes and Eastbourne railway station providing regular services to surrounding areas and direct links to London.

This home would make an excellent choice for a first-time buyer, investor, or anyone seeking a low-maintenance property in a vibrant seaside town with a relaxed and welcoming feel.



















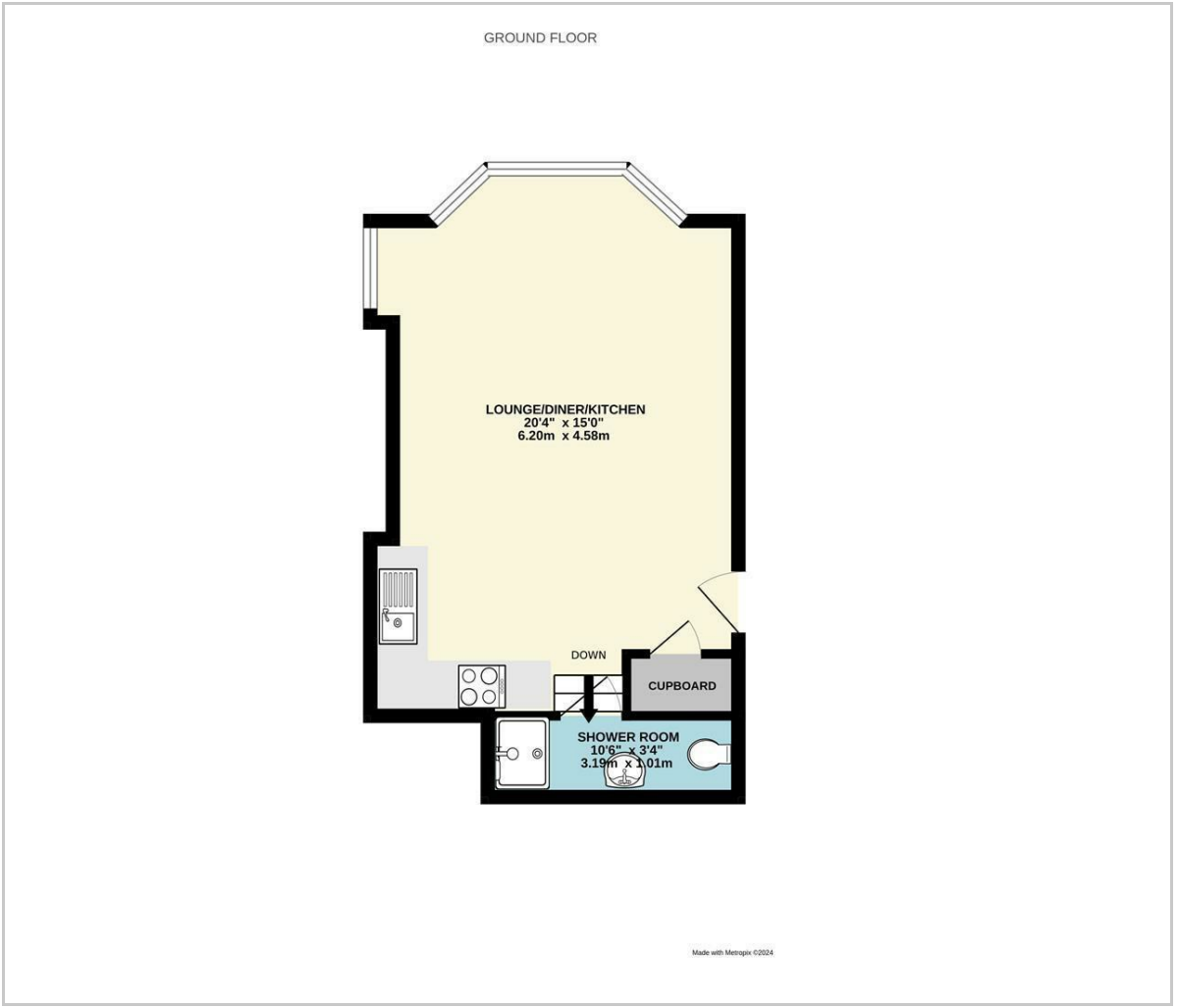
Lounge/Diner/Kitchen
20'4" x 15'0" (6.20m x 4.57m)

Shower Room
10'6" x 3'4" (3.20m x 1.02m)

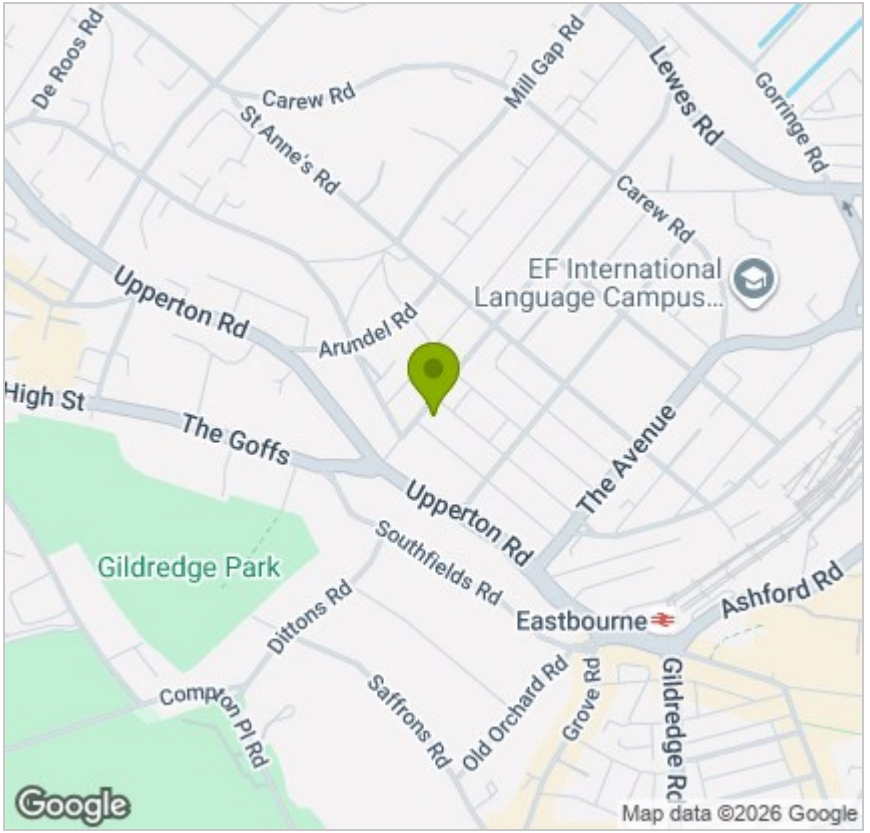
Council Tax Band A - £1,769.52 Per Annum

Lease Information
The seller advises that the property is offered as leasehold and has approximately 89 years remaining on the lease, with a service charge of £1,434.00 per annum which is including the ground rent of £150.00. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

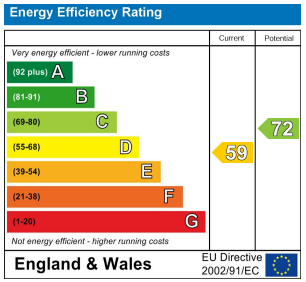
Floor Plan



Area Map



Energy Efficiency Graph



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.

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