



OAKFIELD



Enys Road, Eastbourne, BN21 2DX

Price Guide £120,000



## Enys Road, Eastbourne, BN21 2DX

PRICE GUIDE: £120,000 - £130,000

A well-presented ground floor studio flat conveniently situated in a sought-after central Eastbourne location, just a short walk from the town centre, seafront, local amenities, and excellent transport links including Eastbourne railway station.

The property offers well-proportioned and versatile accommodation throughout, making it an ideal purchase for first-time buyers, buy-to-let investors, or those seeking a low-maintenance coastal home. The main studio room provides a bright and comfortable living space with a defined area for a bed, allowing for a practical separation between the living and sleeping areas. Large windows help to create a light and airy feel throughout the accommodation.

In addition, the flat benefits from a separate fitted kitchen offering a range of storage units and worktop space, together with a separate shower room fitted with a shower, wash hand basin, and WC.

The property's ground floor position offers ease of access and added convenience, while the excellent location places a variety of shops, cafés, restaurants, and leisure facilities within easy reach. Nearby transport connections also provide convenient access to surrounding areas and commuting routes.

An excellent opportunity to acquire a centrally located studio apartment in a popular and well-connected part of Eastbourne.





**Living Area**  
14'10" x 13'4" (4.53 x 4.07)

**Bedroom Area**  
8'0" x 6'11" (2.44m x 2.11m)

**Kitchen**  
8' x 7'10" (2.44m x 2.39m)

**Shower Room**  
7'9" x 6'11" (2.36m x 2.11m)

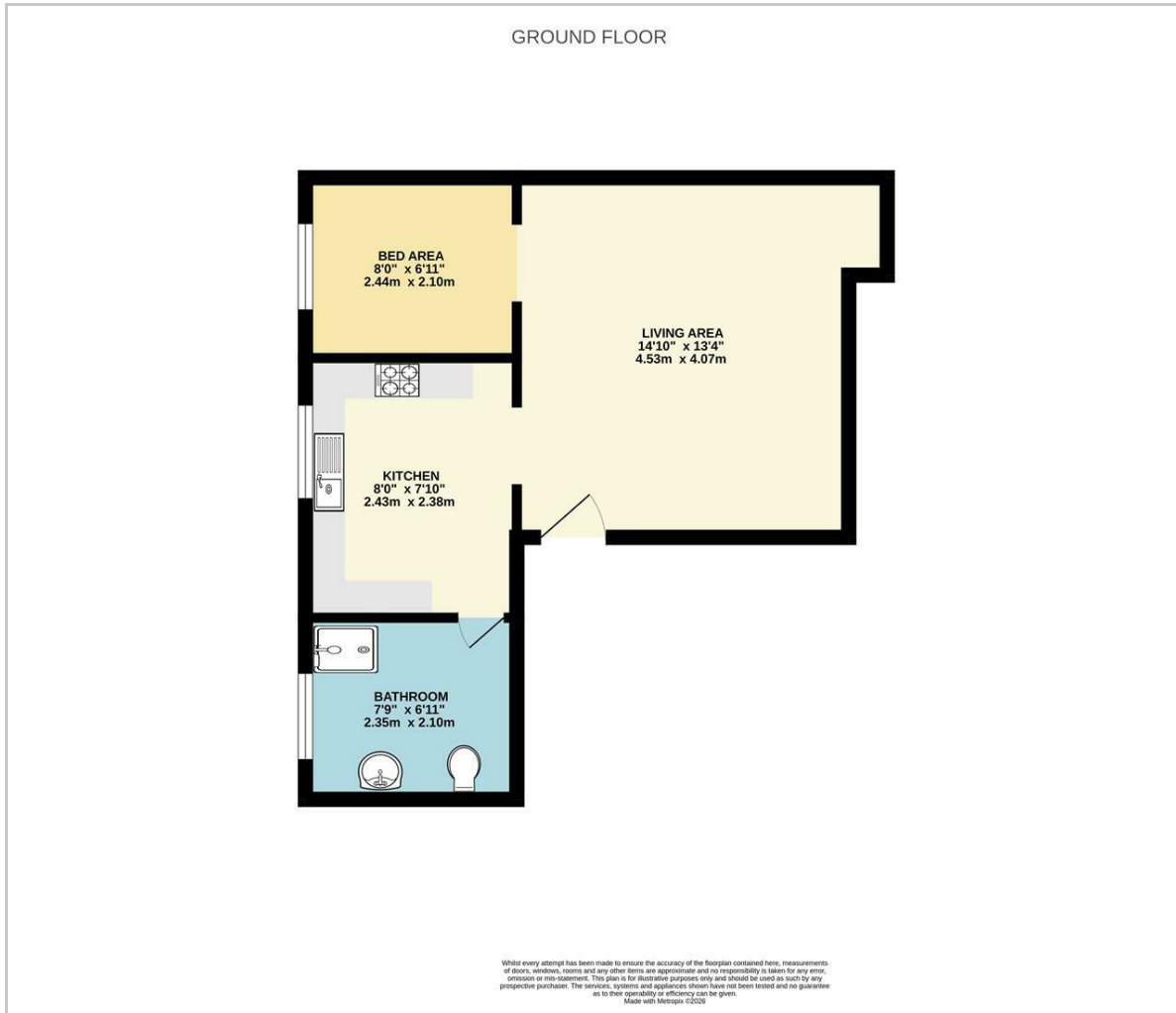
**Council Tax Band A - £1,769.52 Per annum**

**Lease Information**

The seller advises that the property is offered as a leasehold and has approximately 86 years remaining on the lease. The service charge is approximately £1,600.00 per annum and £180.00 ground rent 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

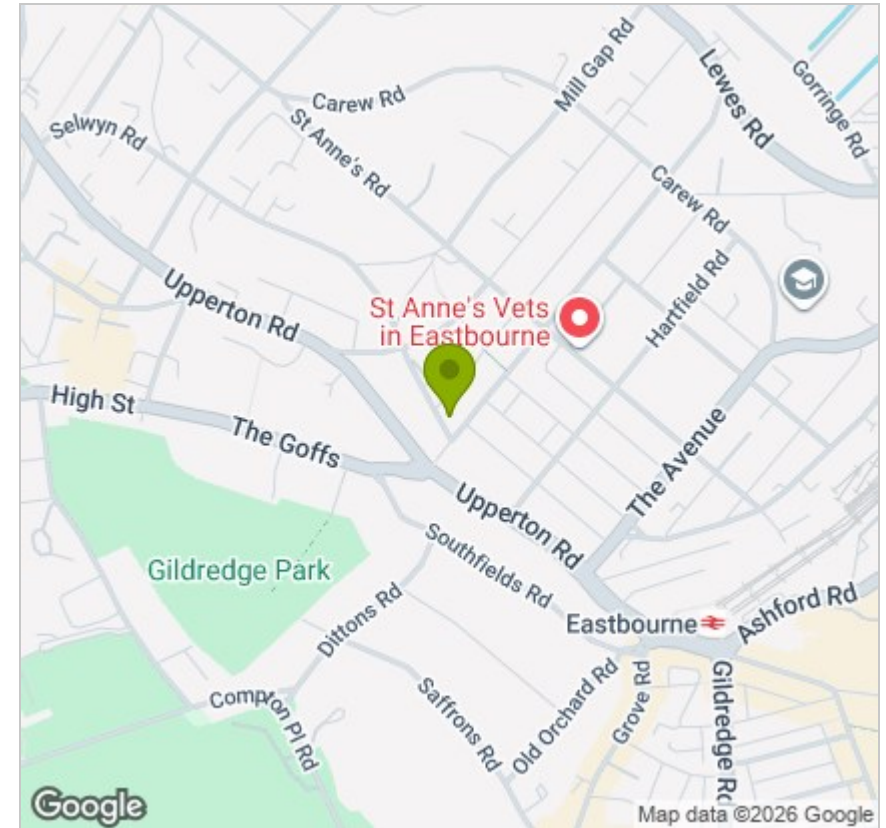


## Viewing

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

## Area Map



## Energy Efficiency Graph

