



OAKFIELD

Gore Park Road, Eastbourne, BN21 1TG

Offers In Excess Of £170,000



## Gore Park Road, Eastbourne, BN21 1TG

Situated in a popular residential area of Eastbourne, this well-presented lower ground floor garden flat offers comfortable and versatile accommodation, ideal for a variety of buyers.

The property comprises a spacious double bedroom, a bright and welcoming living room, a fitted kitchen, and a bathroom located to the rear of the property. Thoughtfully arranged, the flat benefits from useful storage space throughout, enhancing everyday practicality.

One of the standout features is the lovely private rear courtyard, providing an attractive outdoor space for relaxing, entertaining, or enjoying a morning coffee away from the bustle.

Offered for sale as a leasehold, the property has the advantage of a service charge payable on an as-and-when basis. The flat is being sold chain free, allowing for a smooth and straightforward purchase.

An excellent opportunity for first-time buyers, downsizers, or buy-to-let investors seeking a well-located and easily managed home in Eastbourne.





### Living Room

14'11" x 11'4" (4.55m x 3.45m)

### Kitchen

10'9" x 10'6" (3.28m x 3.20m)

### Bedroom

13'9" x 11'1" (4.19m x 3.38m)

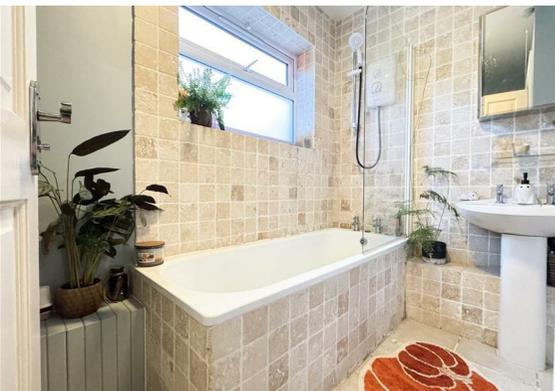
### Bathroom

10'9" x 5'6" (3.28m x 1.70m)

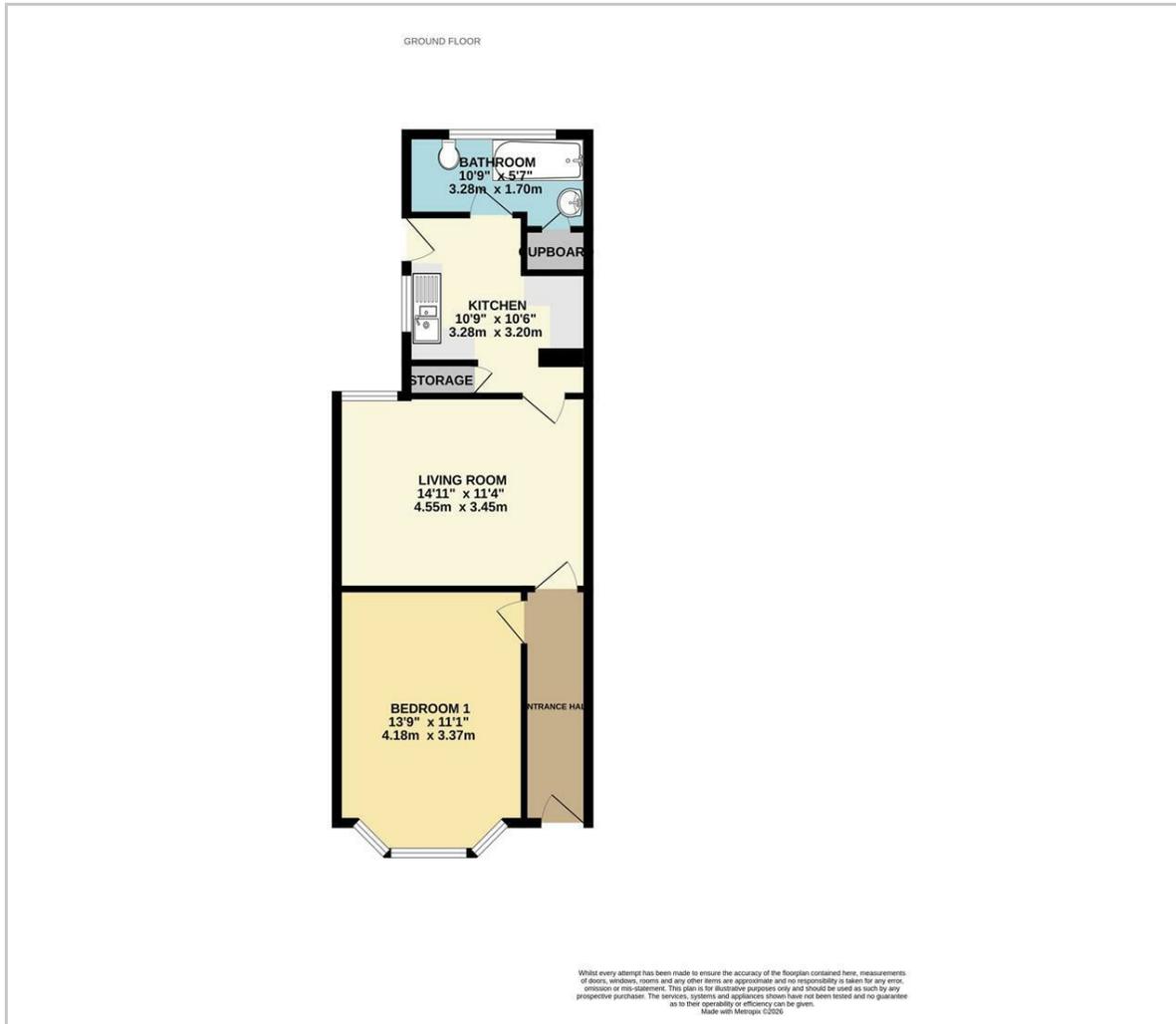
### Council Tax Band A - £1688 Per Annum

### Lease information

The seller advises that the property is offered as leasehold and has approximately 171 years remaining on the lease. The service charge is charged on a 'as and when' basis and the ground rent is £50.00 per annum. Please note that the rear patio area is owned by the freeholder and rented to the leaseholder for £500 PA. 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

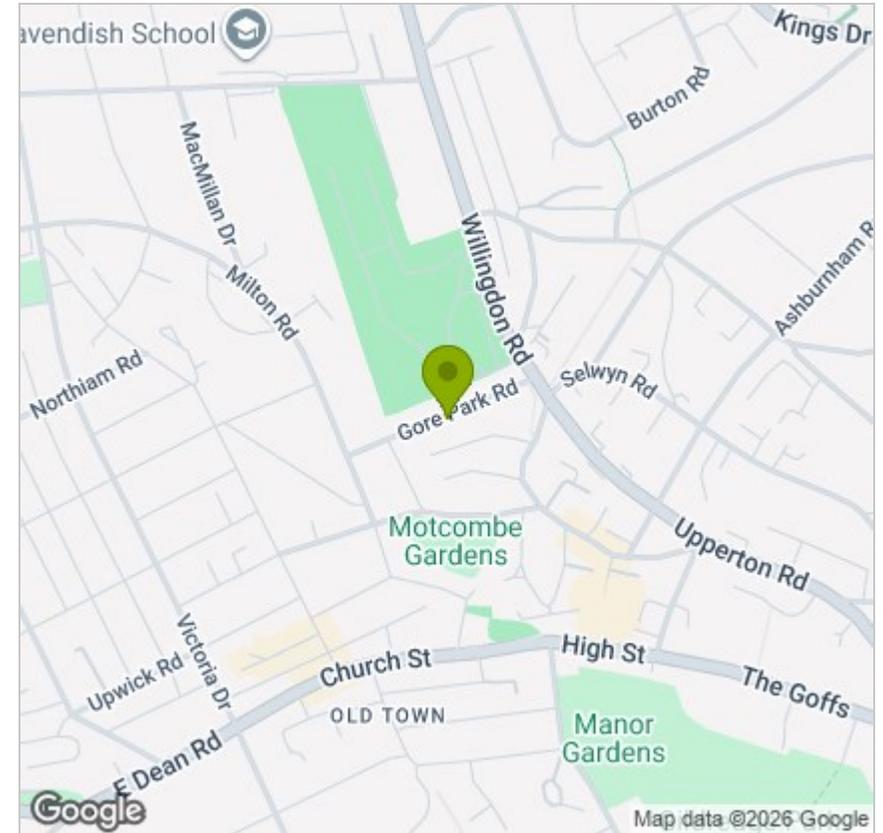


## Viewing

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

