



OAKFIELD



Fletching Road, Eastbourne, BN22 9DX

Price Guide £170,000



## Fletching Road, Eastbourne, BN22 9DX

PRICE GUIDE: £170,000 - £180,000

Situated within a purpose-built development in a convenient location, this well-proportioned second-floor flat offers comfortable and practical living with the added benefit of private outdoor space.

The property comprises two generous double bedrooms, making it ideal for couples, small families, or those seeking a home office. Storage is a real highlight here, with integral cupboards thoughtfully positioned in both the entrance hall and inner hallway, keeping everyday clutter neatly out of sight.

The accommodation includes a fitted bathroom alongside a separate WC, adding a layer of convenience for busy households. The spacious living room provides a bright and welcoming hub of the home, flowing seamlessly through to a modern fitted kitchen, creating an easy, sociable layout.

A particularly appealing feature is the balcony, accessed directly from the living room, offering a pleasant spot to enjoy some fresh air and outdoor relaxation.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.





**Living Room**  
12'3" x 11'2" (3.73m x 3.40m)

**Kitchen**  
8'11" x 8'10" (2.72m x 2.69m)

**Bedroom One**  
10'11" x 10'5" (3.33m x 3.18m)

**Bathroom**

**WC**

**Bedroom Two**  
12'6" x 8'11" (3.81m x 2.72m)

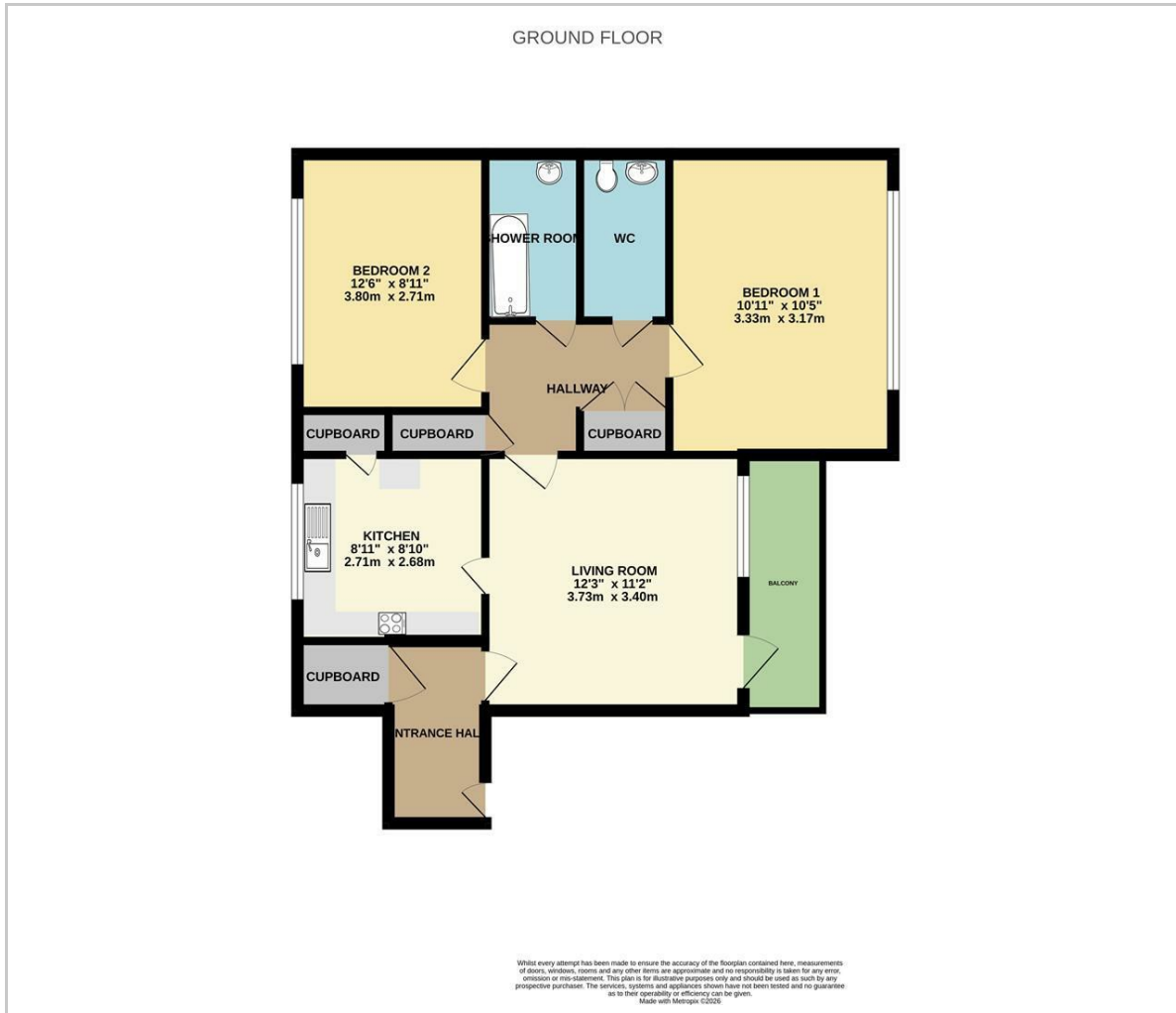
**Council tax band B - £2,064.44 Per Annum**

**Lease information**

The seller advises that the property is offered as leasehold and has approximately 97 years remaining on the lease. The service charge is £864.00 per annum and £10 per annum for ground rent. 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

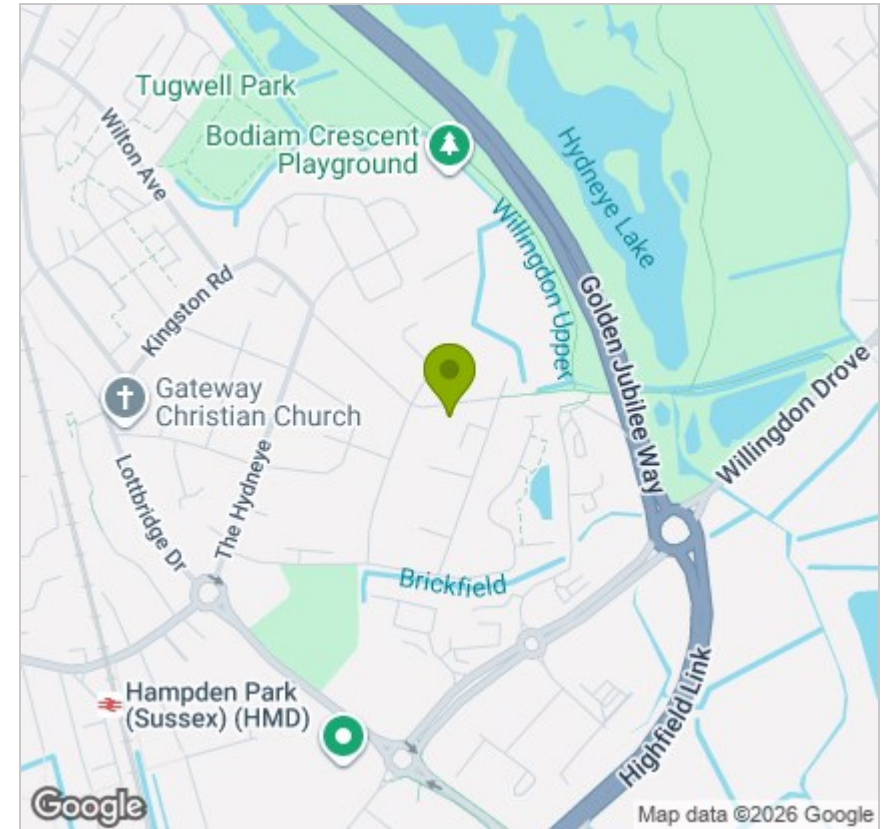


## Viewing

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

