



OAKFIELD



Gorrington Valley Road, Eastbourne, BN20 9SX

Price Guide £425,000



## Gorringe Valley Road, Eastbourne, BN20 9SX

GUIDE PRICE: £425,000 - £450,000

Situated in a highly sought-after residential area of Eastbourne, this beautifully presented semi-detached chalet bungalow enjoys enviable views across the South Downs and offers versatile, spacious accommodation arranged over two floors.

Upon arrival, the property benefits from off-road parking for several vehicles and double glazing throughout. Stepping through the front door, you are welcomed by a generous entrance hall that sets the tone for the space within.

The ground floor offers two well-proportioned double bedrooms, a modern fitted bathroom, and a useful utility room. The heart of the home is the impressive open-plan living room and kitchen with a dedicated dining area, creating a bright and sociable space ideal for both everyday living and entertaining. This area flows seamlessly out to the private rear garden.

The rear garden is a true highlight, offering a peaceful and secluded setting complete with a substantial shed and a jacuzzi, perfect for relaxing and making the most of warmer months.

Upstairs, the property continues to impress with a spacious main bedroom featuring a walk-in wardrobe and en-suite shower room. A further double bedroom also benefits from its own en-suite shower room, making this an ideal layout for families or guests.

Additional features include gas central heating and the property's elevated position, providing delightful outlooks towards the Downs from the front of the home.

A superb opportunity to acquire a flexible and well-appointed home in a desirable location, early viewing is highly recommended.





### Living Room

28'7" x 22'6" (8.71m x 6.86m )

### Utility Room

8'7" x 4'2" (2.62m x 1.27m)

### Shower Room

### Bedroom One

11'0" x 10'3" (3.35m x 3.12m)

### Bedroom One Ensuite

### Bedroom Two

11'8" x 9'7" (3.56m x 2.92m )

### Bedroom Two Ensuite

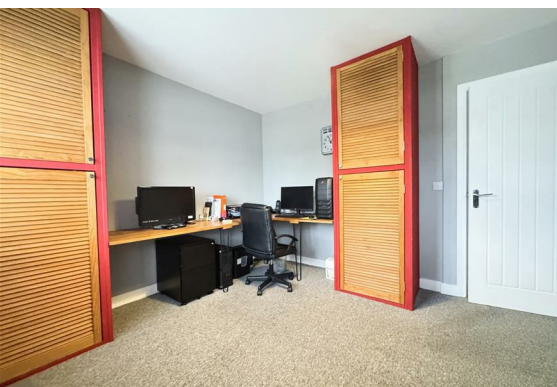
### Bedroom Three

14'2" x 11'8" (4.32m x 3.56m)

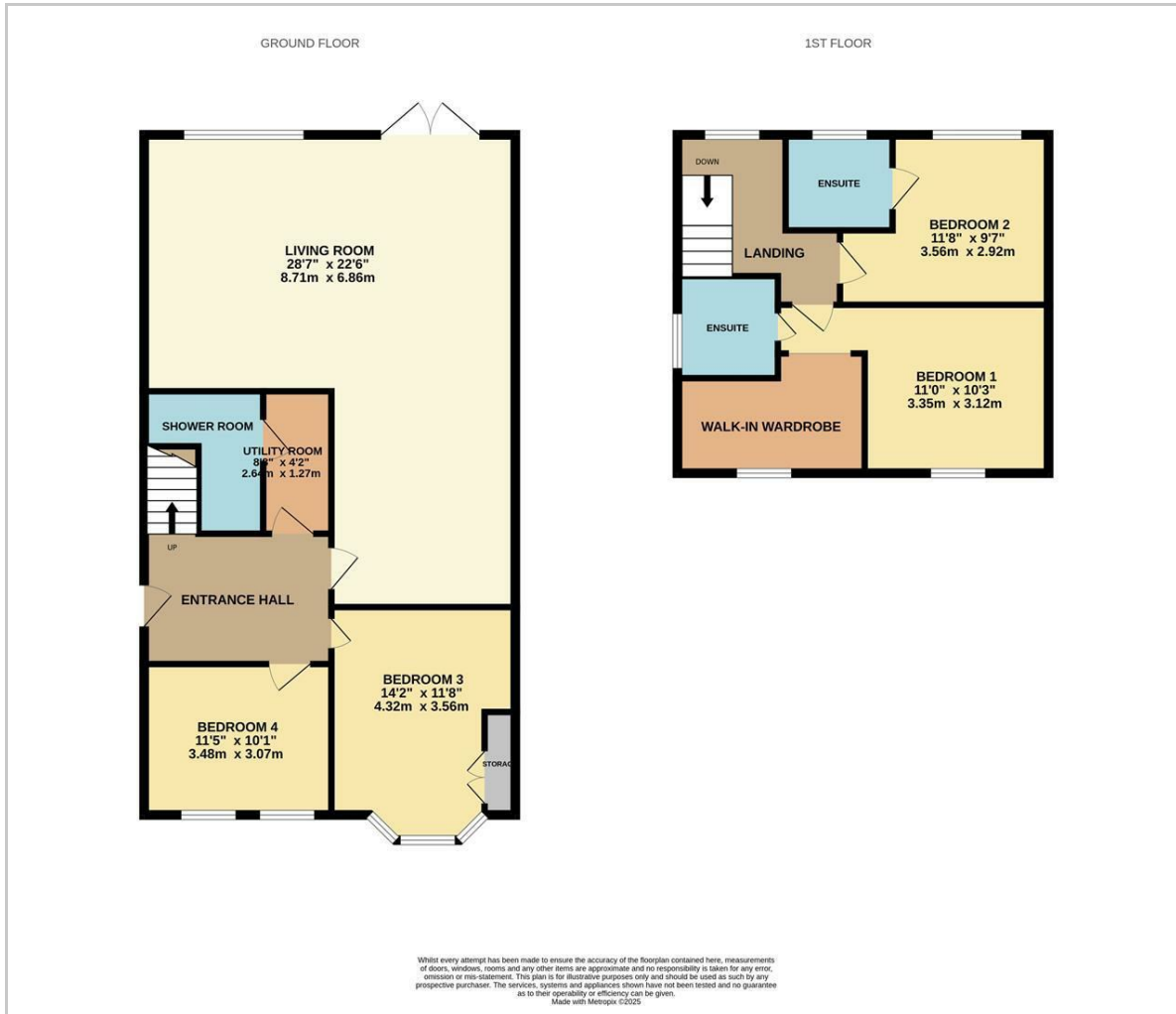
### Bedroom Four

11'5" x 10'1" (3.48m x 3.07m)

**Council Tax Band C - £2,425.27 Per Annum**



## 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.

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## Area Map



## Energy Efficiency Graph

