



OAKFIELD



Whitley Road, Eastbourne BN22 8NE

O.I.R.O £300,000



## Whitley Road, Eastbourne BN22 8NE

An impressively spacious and well-presented four-bedroom terraced home, ideally located on the border of Eastbourne's Seaside and Roselands areas.

Just a short walk from the seafront, local shops, schools, and the town centre, this property offers generous and flexible accommodation perfect for modern family living.

The ground floor comprises a bright bay-fronted lounge with a feature fireplace, a separate dining room ideal for entertaining, a large and practical kitchen/breakfast room with ample storage and workspace, and a convenient ground floor cloakroom.

Upstairs, the property features four well-proportioned bedrooms, including a spacious master bedroom with a en-suite shower room.

A beautifully refitted family bathroom serves the remaining rooms, all of which offer plenty of space for family, guests, or home working.

Outside, the rear garden is fully paved for low-maintenance enjoyment and includes gated rear access.

The property also benefits from gas central heating, double glazing, and is being sold chain free, offering a smooth and straightforward move for the next owners.

This is a fantastic opportunity to acquire a substantial home in a highly convenient coastal location. Early viewing is highly recommended.





### Lounge

14'3 x 11'7 (4.34m x 3.53m)

### Dining Room

11'1 x 9'1 (3.38m x 2.77m)

### Kitchen/Breakfast Room

13'11 x 10'10 (4.24m x 3.30m)

### Bedroom 1

14'10 x 9'5 (4.52m x 2.87m)

### Bedroom 2

10'11 x 9'4 (3.33m x 2.84m)

### Bedroom 3

8'4 x 7'11 (2.54m x 2.41m)

**Council Tax Band - B £1,970 per annum**



## Floor Plan

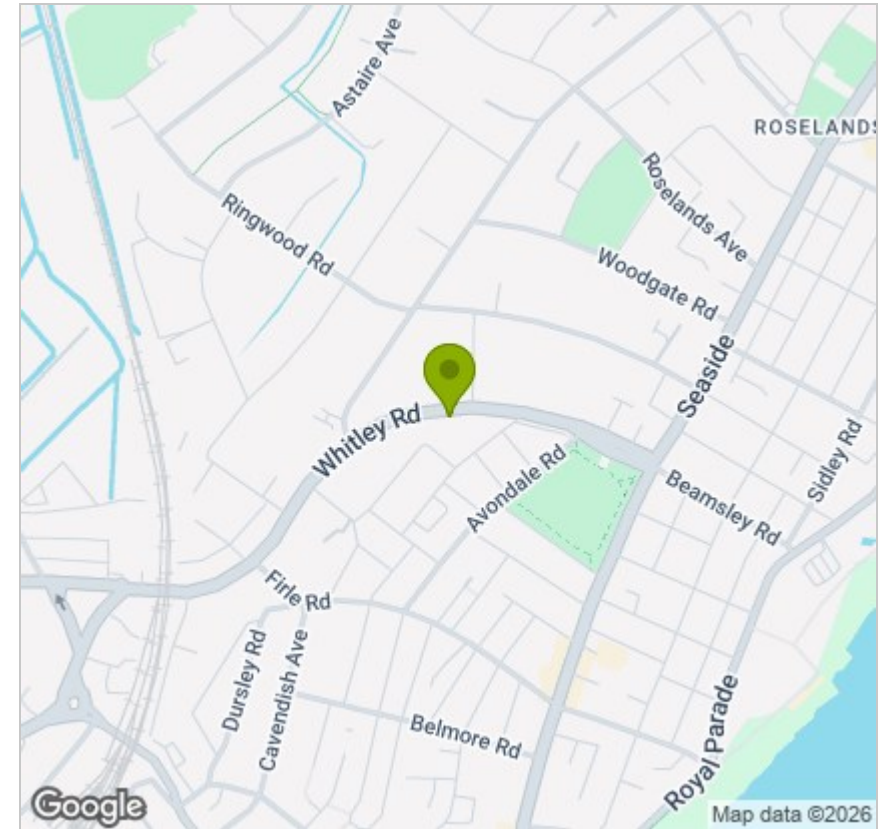


## Viewing

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

