



OAKFIELD



Clarence Road, Eastbourne, BN22 8HH

Price Guide £300,000



## Clarence Road, Eastbourne, BN22 8HH

PRICE GUIDE: £300,000 - £325,000

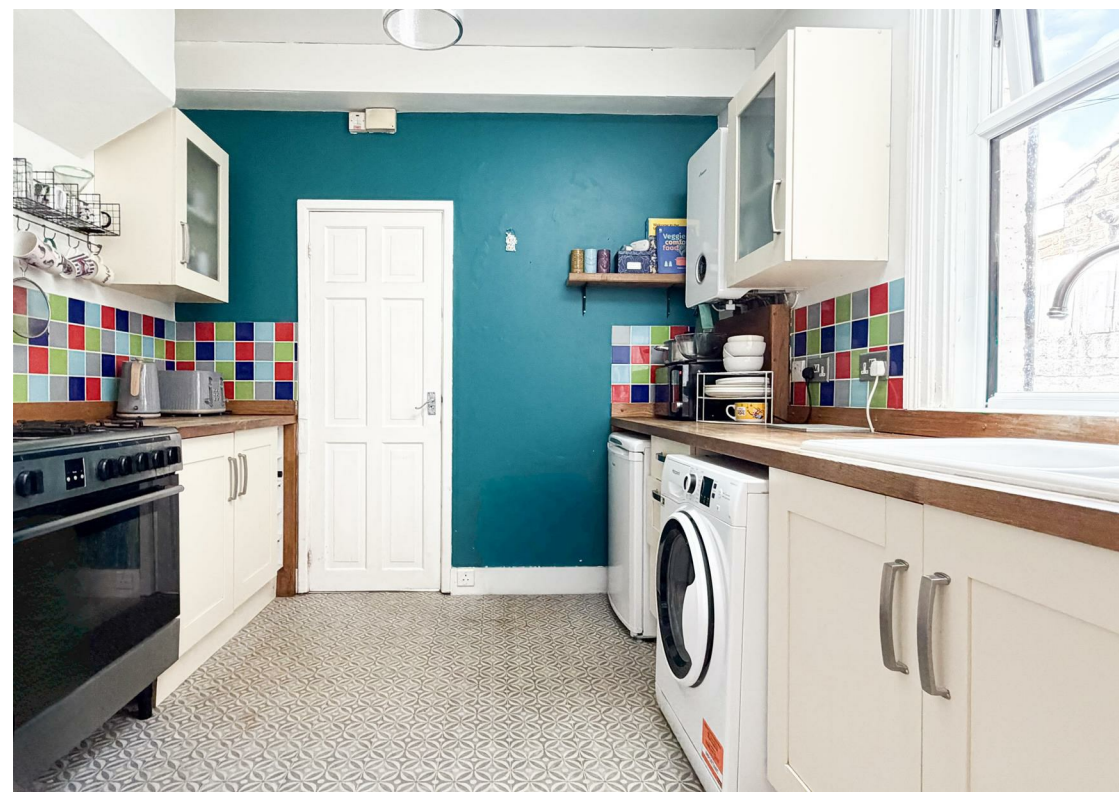
Situated within a well-established and popular residential area, this delightful three-bedroom terraced house on Clarence Road offers an inviting blend of character, comfort, and practicality. Ideal for families, the property boasts well-proportioned living spaces and a private rear courtyard.

Upon entering, you are welcomed into a spacious living room featuring an attractive fireplace, creating a warm and cosy focal point. Adjacent to this is a generously sized dining room, perfect for entertaining or family meals, which flows seamlessly into the fitted kitchen. The kitchen provides direct access to the private rear courtyard, offering a charming outdoor retreat ideal for al fresco dining or relaxation.

The ground floor also benefits from a sizeable bathroom, thoughtfully appointed with a shower over the bath for convenience.

Upstairs, the property comprises three bedrooms, each offering comfortable accommodation and flexibility for a growing family, guest space, or home office.

Further enhancing its appeal, the home benefits from on-road parking and is ideally situated within easy reach of local amenities, schools, transport links, and the vibrant attractions of Eastbourne. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful home.





### Living Room

14'3" x 10'10" (4.34m x 3.30m)

### Dining Room

12'2" x 10'9" (3.71 x 3.28)

### Kitchen

9'5" x 9'2" (2.87m x 2.79m)

### Bedroom One

12'4" x 8'6" (3.76m x 2.59m)

### Bedroom Two

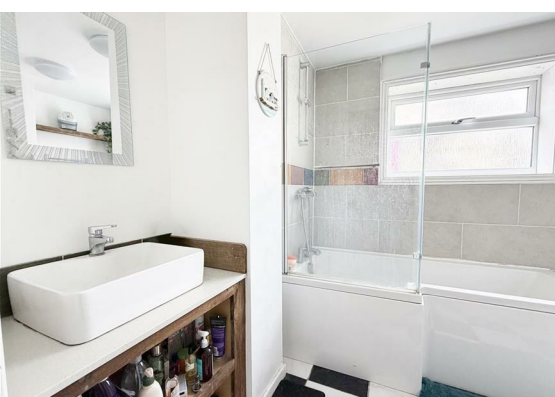
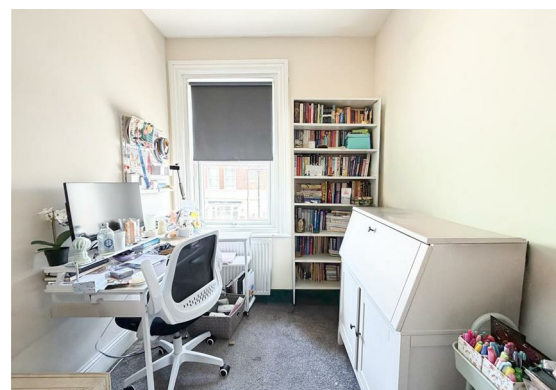
12'2" x 6'11" (3.71 x 2.11)

### Bedroom Three

8'7" x 6'11" (2.62 x 2.11)

### Shower Room

**Council Tax Band B - £2,064.44 Per Annum.**



## Floor Plan

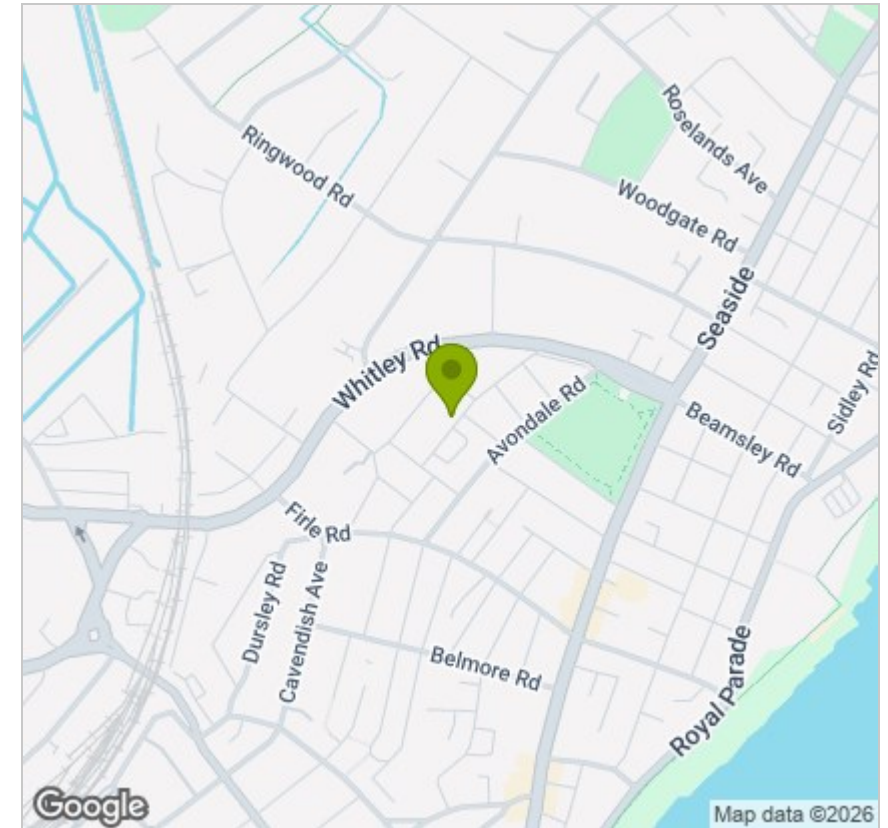


## Viewing

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

