



OAKFIELD



Commercial Road, Eastbourne, BN21 3XE

Price Guide £375,000



## Commercial Road, Eastbourne, BN21 3XE

PRICE GUIDE: £375,000 - £400,000

Situated just a stone's throw from Eastbourne town centre and within easy reach of excellent transport links, this beautifully presented and substantially improved four-bedroom home offers generous, versatile accommodation ideal for modern living.

The current vendors have undertaken significant works to thoughtfully reconfigure and maximise the available space, resulting in a property that is both highly practical and stylishly appointed throughout.

The ground floor boasts a spacious and welcoming living room, perfect for relaxing or entertaining, along with a contemporary open-plan dining room/kitchen. This impressive space is enhanced by patio doors that open out onto a private rear garden, creating a seamless transition between indoor and outdoor living.

Further ground floor accommodation includes a convenient WC and an additional reception room, offering flexibility as a home office, study, playroom, or snug depending on individual needs.

Upstairs, a notably wide and bright hallway provides access to four well-proportioned double bedrooms, all offering ample space for furnishings, alongside a modern shower room finished to a good standard. The layout is ideal for families or those seeking extra space for guests or home working.

Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round.

Externally, the property enjoys a private rear garden, ideal for low-maintenance outdoor enjoyment. While on-street parking is readily available, the current vendors also have an agreement in place to rent three allocated parking spaces within a nearby apartment block directly opposite the property.





**Living Room**

24'1" x 10'10" (7.34m x 3.30m)

**Family Room**

11'11" x 11'1" (3.63m x 3.38m)

**Kitchen/Dining Room**

28'10" x 13'5" (8.79m x 4.09m)

**WC**

**Bedroom**

10'11" x 10'10" (3.33m x 3.30m)

**Bedroom**

11'10" x 10'11" (3.61m x 3.33m)

**Bedroom**

12'0" x 11'1" (3.66m x 3.38m)

**Bedroom**

11'1" x 10'10" (3.38m x 3.30m)

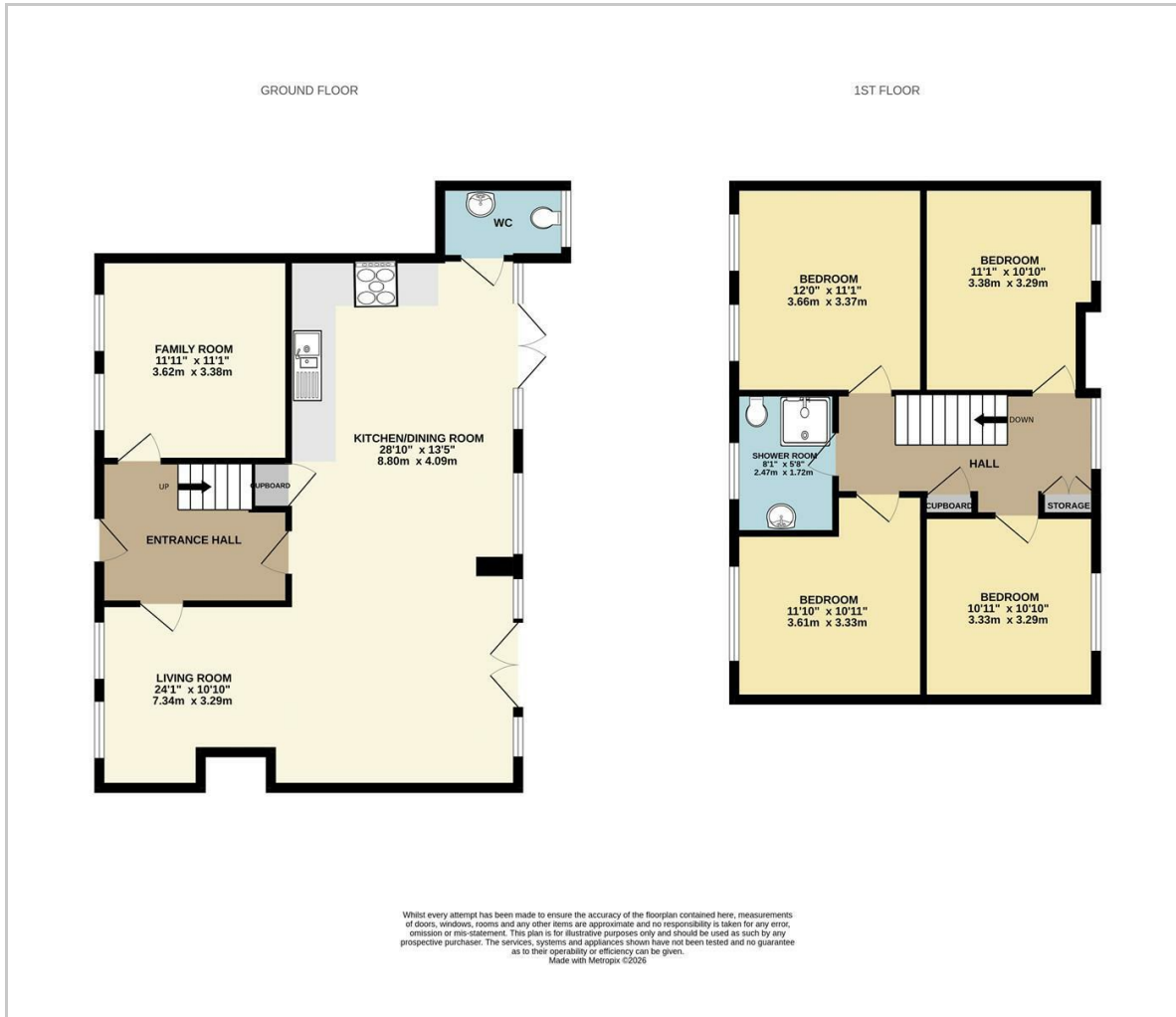
**Shower Room**

8'1" x 5'8" (2.46m x 1.73m)

**Council Tax Band C - £2,359.37 Per Annum**



## Floor Plan

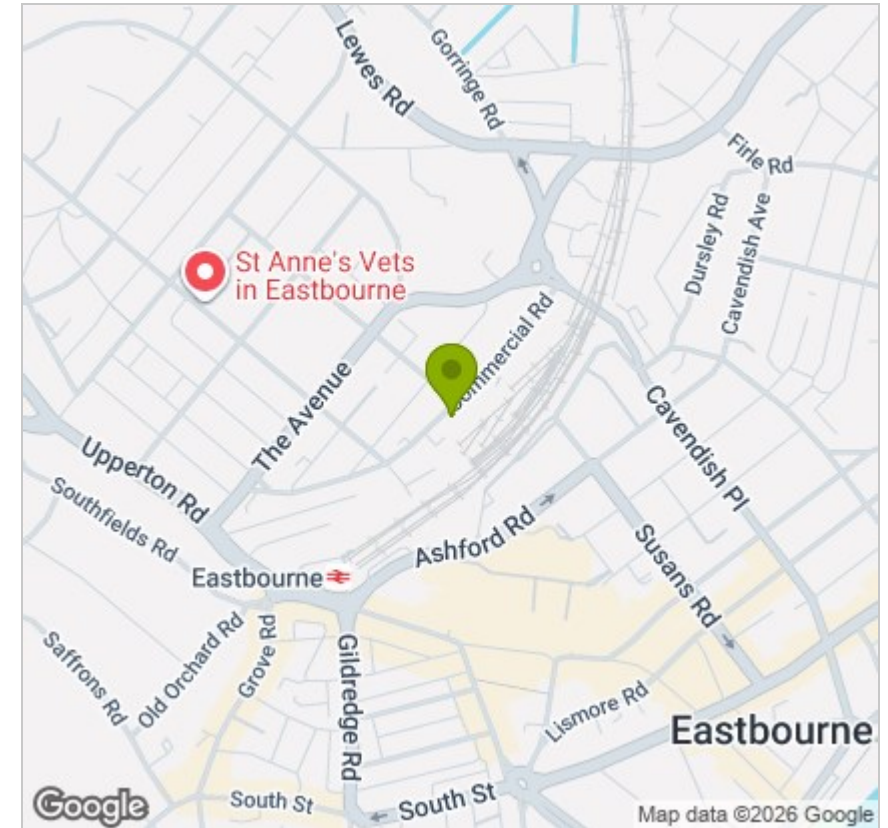


## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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

