



OAKFIELD



Gorrington Road, Eastbourne, BN22 8XL

Price Guide £180,000



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Gorringe Road, Eastbourne, BN22 8XL

PRICE GUIDE: £180,000 - £190,000

Situated within a quiet and well-connected residential location, this exceptionally spacious second floor apartment offers generous accommodation throughout together with the rare benefit of a good size private rear garden. An ideal opportunity for first-time buyers, investors or those seeking a conveniently located home close to local amenities and transport links.

The property boasts impressively proportioned rooms, including a sizeable living room filled with natural light, a well-appointed kitchen/dining room offering ample space for entertaining and everyday living, a generous double bedroom and a bathroom fitted with a shower over the bath. Further benefits include double glazing throughout and gas central heating, ensuring comfort all year round.

Outside, the private rear garden provides an excellent outdoor space rarely found with apartments of this kind, perfect for relaxing, gardening or entertaining during the warmer months.

Conveniently positioned within easy reach of the town centre, local shops and excellent transport connections, the property combines peaceful surroundings with everyday practicality.

Offered to the market chain free and with a share of the freehold, this is a superbly spacious apartment with excellent long-term appeal.





Living Room
19'2" x 12'8" (5.84m x 3.86m)

Bedroom
15'6" x 11'11" (4.72m x 3.63m)

Kitchen
10'7" x 10'4" (3.23 x 3.15)

Bathroom
8'0" x 6'6" (2.44m x 1.98m)

Council Tax Band B - £2,064.44 Per Annum

Lease Information

The seller advises that the property is offered with a share of freehold and has approximately 99 years remaining on the lease. The service charge is approximately £1,440.00 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan



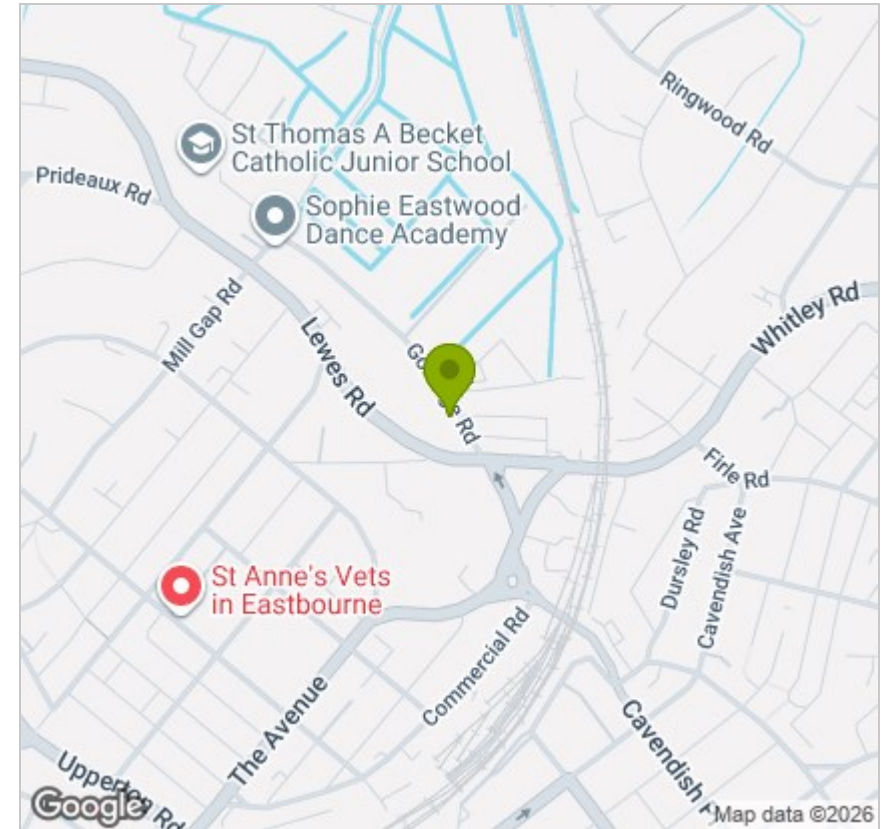
Viewing

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

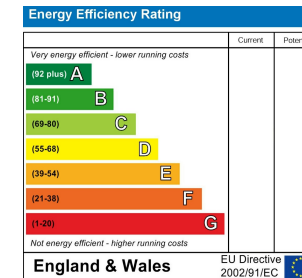
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Area Map



Energy Efficiency Graph



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