



OAKFIELD



St. Georges Road, Eastbourne BN22 8EB

Asking Price £255,000



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## St. Georges Road, Eastbourne BN22 8EB

Located on St. Georges Road in Eastbourne, this terraced home offers a fantastic opportunity for buyers looking to put their own stamp on a property.

While it does require some cosmetic updating, this makes it the perfect canvas for creating a home tailored to your tastes in a popular residential area.

Offering three well-proportioned bedrooms, the property is perfectly suited for families in search of a comfortable and welcoming environment.

The bright and spacious living room creates an inviting setting for both relaxation and entertaining, while the generous kitchen/diner provides the ideal space for family meals and social gatherings.

With two bathrooms, including a modern en-suite shower room, the home ensures convenience and comfort for the whole household.

The private rear garden is a standout feature, an excellent retreat for children to play safely or for adults to relax and enjoy peaceful outdoor moments.

Set in a popular location, the property benefits from close proximity to local amenities, reputable schools, and excellent transport links, making it a superb choice for those looking to become part of a vibrant and well-connected community.

More than just a house, this is an opportunity to build cherished memories in one of Eastbourne's most desirable areas.





**Kitchen / Dining Room**  
11'3" x 11'1" (3.44m x 3.38m)

**Living Room**  
11'7" x 11'5" (3.54m x 3.49m)

**Bedroom 1**  
13'8" x 9'9" (4.17m x 2.98m)

**Bedroom 2**  
13'2" x 8'2" (4.02m x 2.49m)

**Bedroom 3**  
8'2" x 4'10" (2.49m x 1.48m)

**Bathroom**  
6'0" x 3'0" (1.85m x 0.92)

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



## Floor Plan

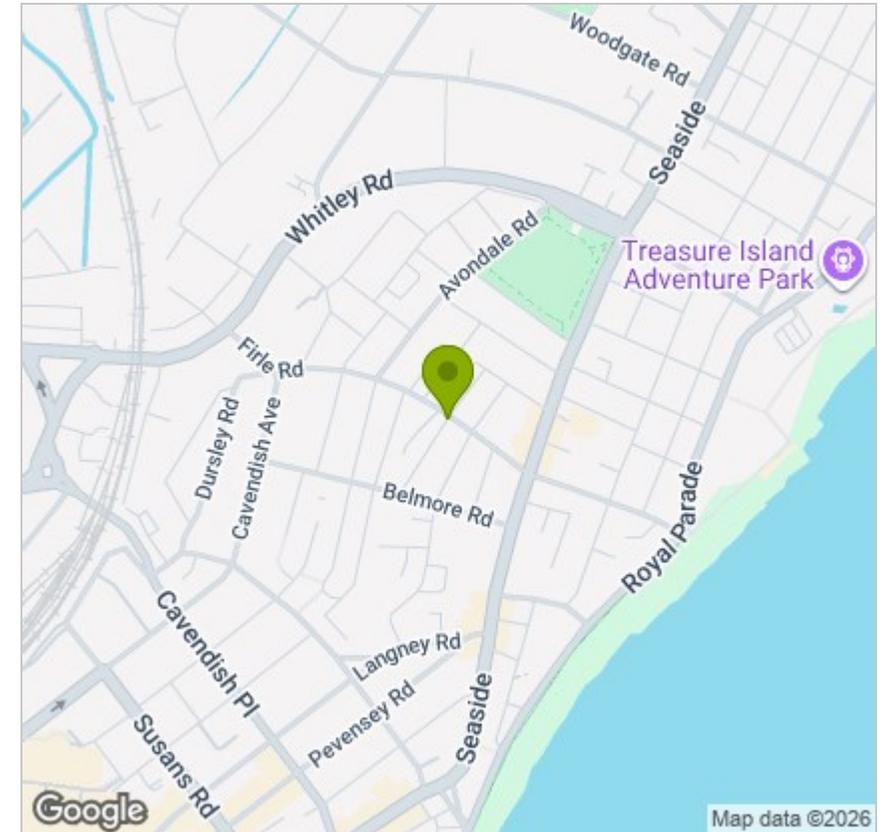


## Viewing

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

