

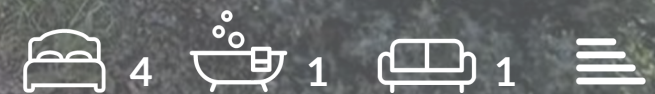


OAKFIELD



Old Orchard Road, Eastbourne, BN21 1DB

Price Guide £325,000



Old Orchard Road, Eastbourne, BN21 1DB

PRICE GUIDE: £325,000 - £350,000

Situated in a highly sought-after location in Eastbourne, this substantial four-bedroom maisonette offers an impressive blend of space, practicality, and convenience.

Arranged over generous proportions, the property boasts a bright and spacious living area, perfect for both relaxing evenings and entertaining guests. The well-appointed fitted kitchen flows seamlessly into a dedicated dining area, creating a sociable hub at the heart of the home.

The accommodation comprises four well-sized bedrooms, offering flexibility for families, professionals, or those in need of home office space. A modern bathroom features both a full-sized bath and a separate shower cubicle, catering to all preferences.

Further benefits include ample storage throughout the property, ensuring a clutter-free living environment, as well as the added advantage of off-road parking for one vehicle.

Ideally positioned just a short walk from Eastbourne railway station, the property provides excellent transport links, while also being within easy reach of local amenities, shops, and the vibrant town centre.

This is a fantastic opportunity to secure a spacious and conveniently located home in one of Eastbourne's most popular areas.





Living Room

13'11" x 12'7" (4.24m x 3.84m)

Kitchen

11'10" x 11'0" (3.61m x 3.35m)

Bedroom One

19'11" x 9'9" (6.07m x 2.97m)

Bedroom Two

12'7" x 11'0" (3.84m x 3.35m)

Bedroom Three

15'4" x 12'8" (4.67m x 3.86m)

Bedroom Four

8'11" x 6'7" (2.72m x 2.01m)

Bathroom

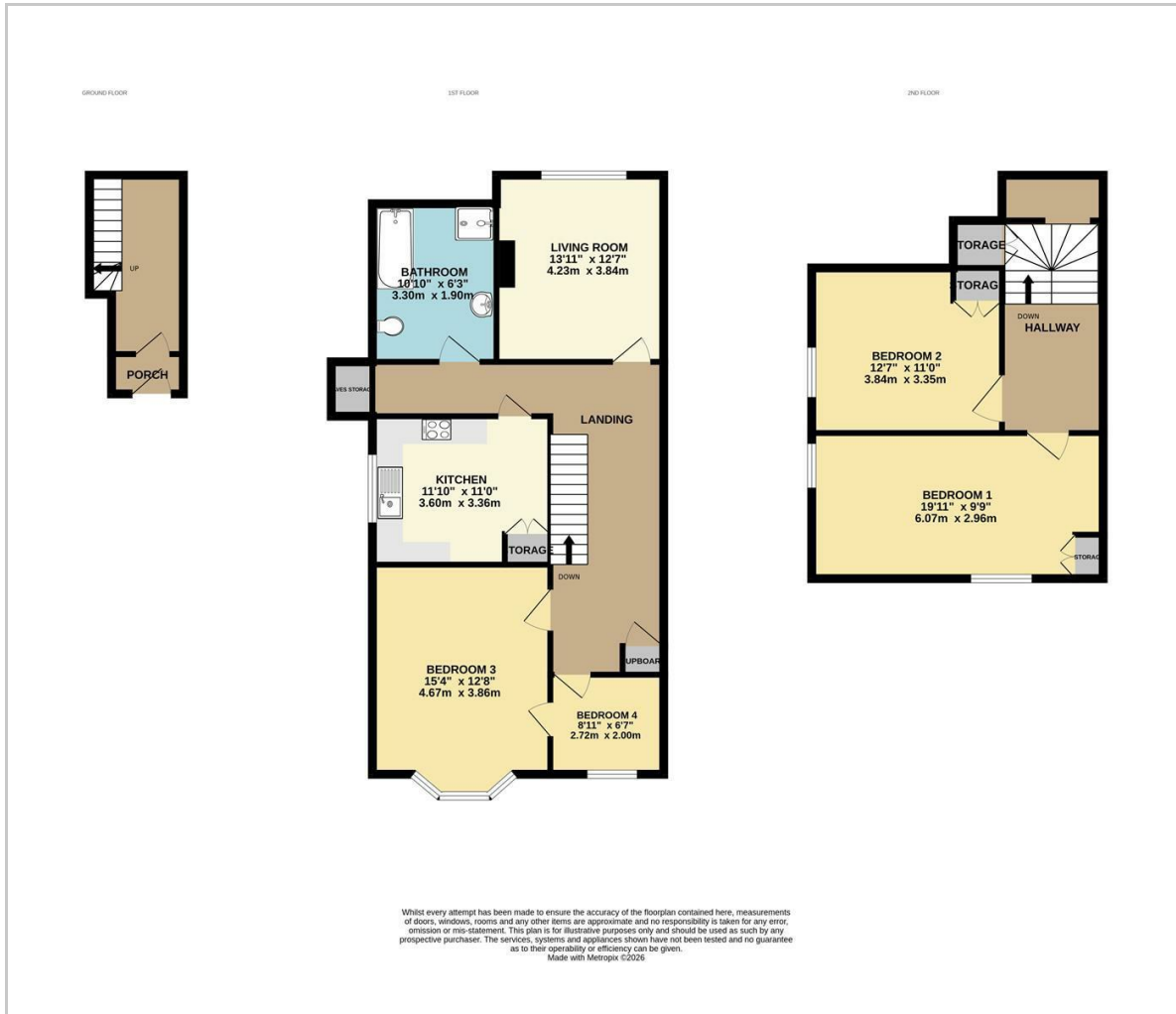
10'10" x 6'3" (3.30m x 1.91m)

Council Tax Band C - £2,359.37 Per Annum

Lease Information

The seller advises that the property is offered as share of freehold and has approximately 999 years on the lease with the service charge being, pay as and when. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Floor Plan

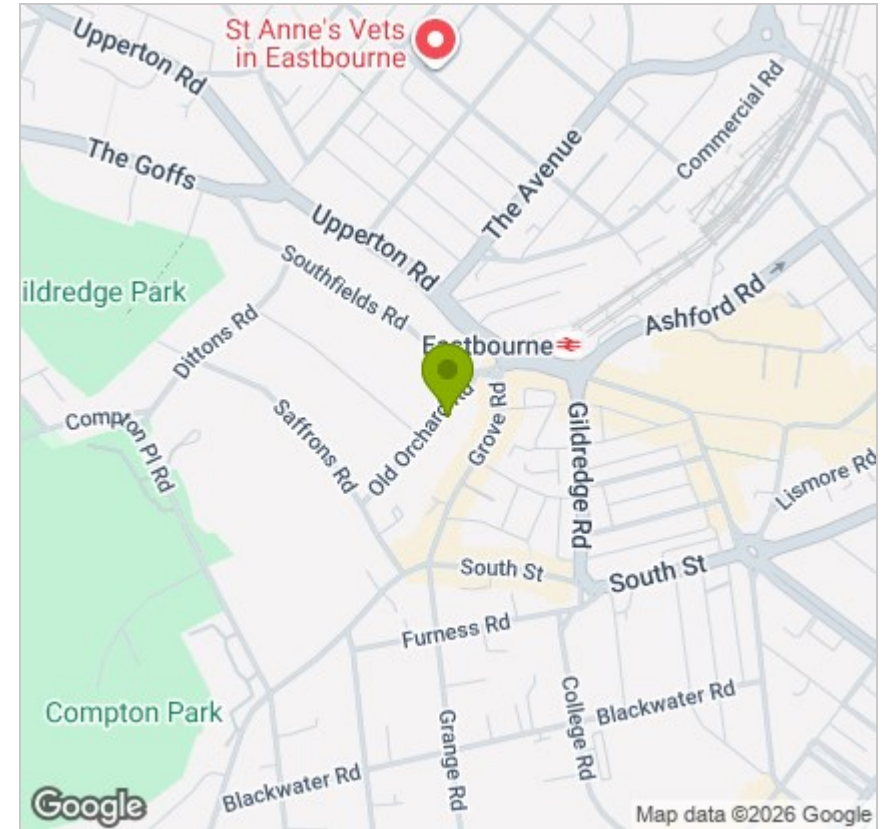


Viewing

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	