



OAKFIELD



Vicarage Road, Eastbourne, BN20 8AT

Asking Price £450,000



## Vicarage Road, Eastbourne, BN20 8AT

Set within one of Eastbourne's most sought-after locations, this beautifully maintained period home on Vicarage Road effortlessly blends timeless character with modern comfort.

From the moment you step inside, the property reveals a warm and inviting atmosphere, enhanced by an abundance of natural light flowing from front to rear. The spacious living room serves as a true heart of the home, complete with a charming log burner.. Throughout, the property retains a wealth of period features, adding elegance and individuality to every room.

The ground floor offers exceptional versatility, including a well-appointed study that could easily serve as an additional bedroom or formal dining room, alongside the convenience of a ground floor WC. To the rear, the kitchen/dining room is thoughtfully designed with ample storage and integrated appliances, creating a practical yet sociable space ideal for both everyday living and entertaining.

Outside, the private rear garden provides a sun-filled retreat, perfect for relaxing or hosting during the warmer months.

Upstairs, the property continues to impress with three double bedrooms. The third bedroom enjoys far-reaching views, with a delightful glimpse of the sea on the horizon. A stylish family bathroom, complete with a classic roll-top bath with shower above, is complemented by a separate WC for added convenience.

This is a home that offers not just space and functionality, but charm, light, and a truly desirable setting. An exceptional opportunity in a prime Eastbourne location.





### Living Room

14'2" x 12'10" (4.32m x 3.91m)

### Study

11'0" x 10'6" (3.35m x 3.20m)

### Kitchen/Dining Room

23'0" x 10'6" (7.01m x 3.20m)

### WC

### Bedroom One

16'10" x 14'8" (5.13m x 4.47m)

### Bedroom Two

11'0" x 10'4" (3.35m x 3.15m)

### Bedroom Three

9'6" x 8'8" (2.90m x 2.64m)

### Bathroom

### WC

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.

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## Area Map



## Energy Efficiency Graph

