



OAKFIELD



Vicarage Road, Eastbourne, BN20 8AT

Asking Price £450,000



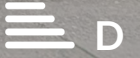
3



1



2



D

## 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.

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

