



OAKFIELD

Bedford Grove, Eastbourne, BN21 2DU

Price Guide £300,000



**Bedford Grove,
Eastbourne, BN21 2DU**

A recently improved and modernised split level apartment with the added benefits of private rear garden.

Tastefully decorated throughout, the property benefits from two bedrooms, a modern bathroom with separate cloakroom, spacious living room, utility room and a delightful kitchen/dining room with access to the garden.

Situated in the Upperton Area of Eastbourne and is within walking distance to Eastbourne town centre with a wide selection of places to shop, restaurants and train station with its excellent links to London and Gatwick. Take advantage of its perfect location and easy access to Eastbourne seafront and being a short drive to Seven Sisters Country Park.

As you enter the property you approach the entrance all with access to the kitchen and living room and stairs leading to the lower ground floor accommodation.

The spacious living room is front facing with its delightful bay window to the front allowing a large amount of light into the room. There is a feature fire surround and the room benefits from feature high ceilings.

The delightful and modern kitchen/dining room has plenty of space for a freestanding table and chairs set and also comes with a breakfast area. The kitchen is equipped with a range of wall mounted and base units with a selection of integrated appliances which include fridge freezer, wine cooler, electric oven with gas hob and integrated dishwasher.

Leading down the stairs to the lower ground there are two bedrooms, bathroom with sperate cloakroom and a utility room with a side access to the gardens.





Bedroom one is front facing with a feature bay window, exposed brick work and a built in storage cupboard. Bedroom two is rear facing with double glazed window. The bathroom is fitted in a three piece white suite and there is a separate cloakroom. The utility room has space and plumbing for washing and tumble dryer.

To the rear is a private enclosed rear garden with an area of decking adjoining the property leading to an area of lawn.

Guide Price £300,000 to £315,000

Living Room

16'11 into bay x 16'1 (5.16m into bay x 4.90m)

Kitchen / Dining Room

15'9 x 11'11 (4.80m x 3.63m)

Bedroom One

15'11 into bay x 15'9 (4.85m into bay x 4.80m)

Bedroom Two

11'11 x 10' (3.63m x 3.05m)

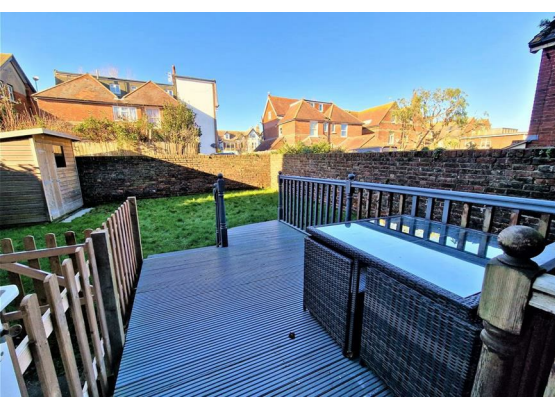
Bathroom

8'2 x 5'6 (2.49m x 1.68m)

Council Tax Band C £2,051

Lease Information

This seller advises that the property is offered with the Freehold and currently has 995 years remaining on the lease. The maintenance is dealt with on an "as and when" basis split 50/50 with the other flat in the building and there is no ground rent to pay. 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

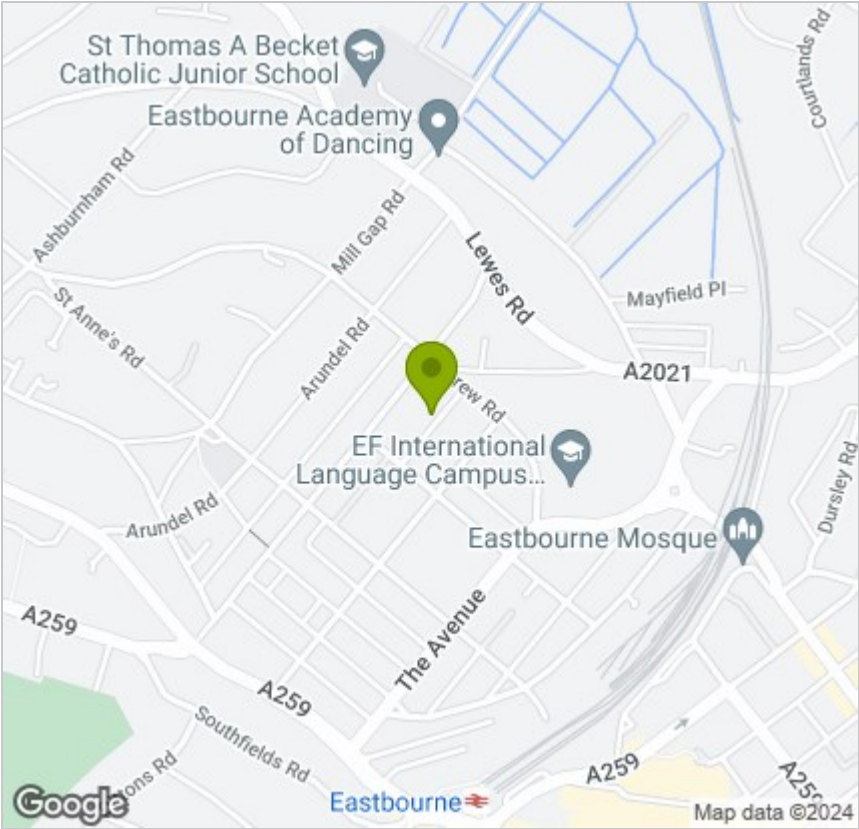


Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

