



OAKFIELD



Nuthatch Road, Eastbourne, BN23 7RQ

Asking Price £315,000





## Nuthatch Road, Eastbourne, BN23 7RQ

A well presented and well-maintained semi-detached bungalow, ideally situated in a quiet and sought-after Eastbourne location. This delightful property offers a perfect blend of comfort and practicality.

The property boasts a generous living room, featuring a bay-fronted window that floods the space with natural light, creating a warm and welcoming atmosphere for relaxing or entertaining guests.

The sizeable fitted kitchen is thoughtfully designed, offering plenty of storage and workspace, and seamlessly leads into the lobby, which provides easy access to the rear private garden. The garden is a peaceful retreat, perfect for outdoor dining, gardening, or simply enjoying a sunny afternoon in privacy.

There are two well-proportioned double bedrooms, both bright and airy, providing comfortable and versatile living spaces. The modern fitted shower room has been stylishly updated, complementing the overall contemporary feel of the property.

Additional practical features include off-road parking and a single car garage, providing convenient parking and extra storage space.

Situated in a friendly neighbourhood with easy access to local amenities and transport links, this property offers a wonderful opportunity to acquire a lovely home in Eastbourne.







### Living Room

16'0" x 10'9" (4.88m x 3.28m)

### Kitchen

12'11" x 9'5" (3.94m x 2.88m)

### Bedroom 1

13'7" x 10'10" (4.15m x 3.31m)

### Bedroom 2

11'9" x 9'10" (3.59m x 3.00m)

### Bathroom

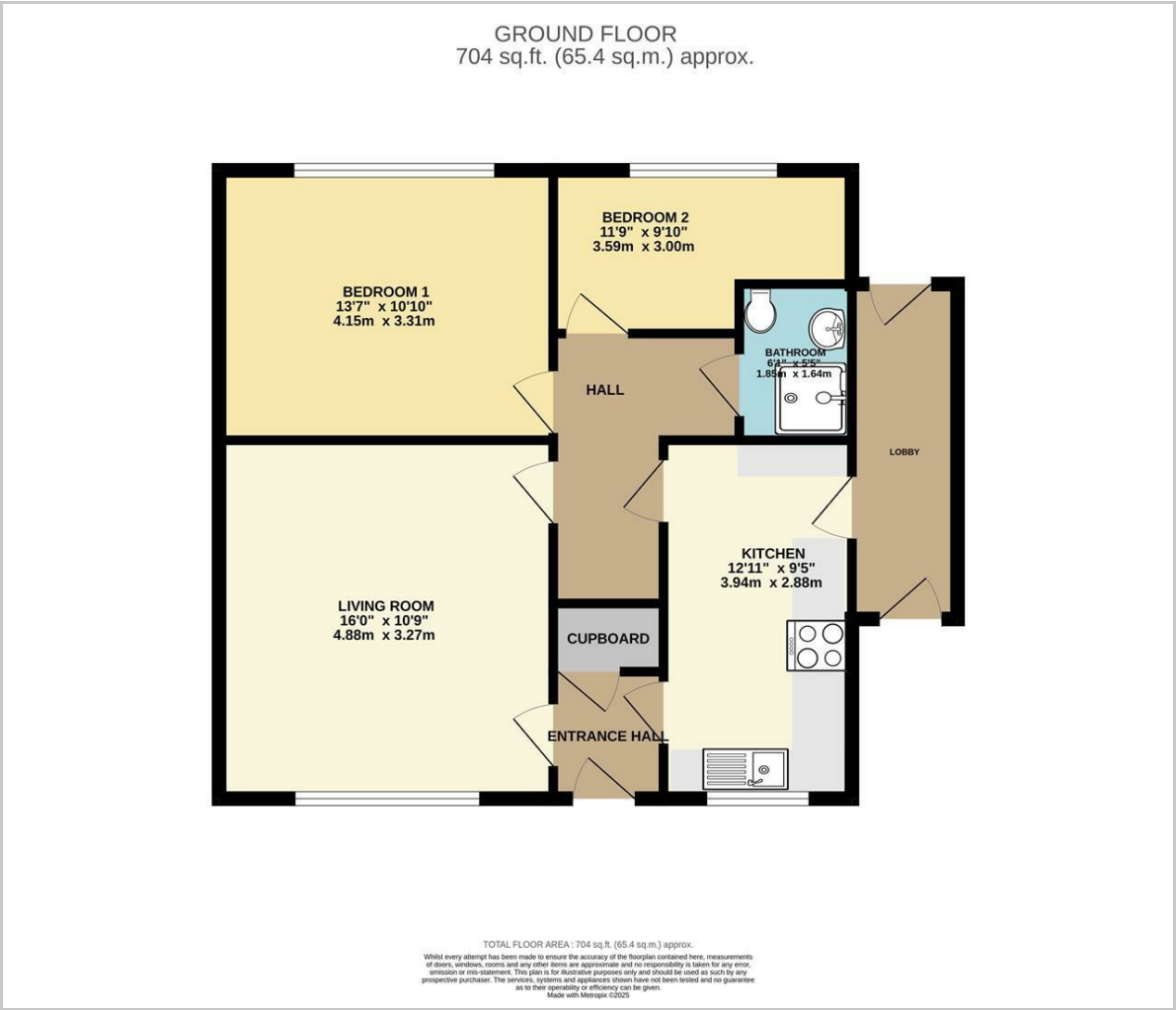
6'1" x 5'5" (1.85m x 1.65m)

**Council Tax Band C - £2,251 Per Annum**





Floor Plan

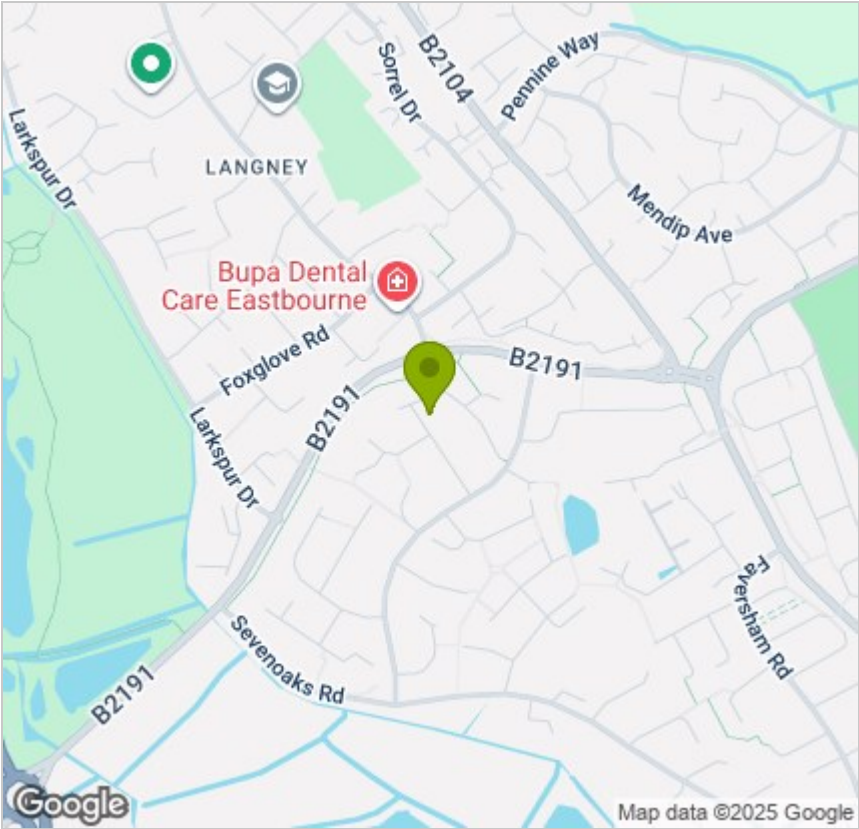


Viewing

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

