



OAKFIELD



Upper Avenue, Eastbourne, BN21 3ZE

Asking Price £179,950



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This modern two bedroom flat is ideally situated just a short walk from Eastbourne train station offering a mainline route to London and the town centre with its extensive range of shops and eateries.

Entry to the building is via a well-maintained communal entrance hall which in turn has a front door into your entrance hall. The living/dining room is open-plan to the kitchen, which is fitted with a matching range of fitted wall and base units with complementary work surfaces, a built-in stainless steel electric fan-assisted oven and gas hob with chimney-style extractor hood over, space for washing machine and fridge/freezer. There are two bedrooms and a modern shower room which is fitted with a white suite comprising low level wc, pedestal wash hand basin and shower cubicle.

Further benefits include double glazing, electric heating, residents' off road parking.

The property is currently tenanted and is achieving £895.00 per calendar month with a gross rental yield of approximately 6.1% with the fixed term currently until March 2024. In addition we feel there is a potential to achieve a rent in the region of £950 per calendar month.





Living Room

13'4" x 8'4" (4.07 x 2.55)

Kitchen

8'10" x 6'7" (2.71 x 2.03)

Bedroom One

8'10" x 9'2" (2.70 x 2.81)

Bedroom Two

5'6" x 10'5" (1.68 x 3.18)

Shower Room

5'6" x 6'0" (1.68 x 1.84)

Council Tax Band - B -£1469.76 per annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 145 years remaining on the lease. The service charge is approximately £1090.96 per annum with a ground rent of £350 per annum. 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

