



OAKFIELD



Weavers Close, Eastbourne BN21 2BH

Price Guide £230,000



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GUIDE PRICE: £230,000 - £240,000

A beautifully presented two-bedroom coach house-style maisonette with a modern finish throughout, offering a bright and contemporary living space in a popular Eastbourne location.

This stylish home is ideal for modern living, with excellent transport links, local amenities, and the seafront all within easy reach.

The property is approached via a private ground-floor entrance with stairs leading to the first-floor accommodation. The heart of the home is a spacious and light-filled living room flowing seamlessly into a modern open-plan fitted kitchen, perfect for both everyday living and entertaining.

There are two well-proportioned bedrooms, with the main bedroom benefiting from built-in storage, and a modern fitted shower room featuring a rainfall shower completes the accommodation.

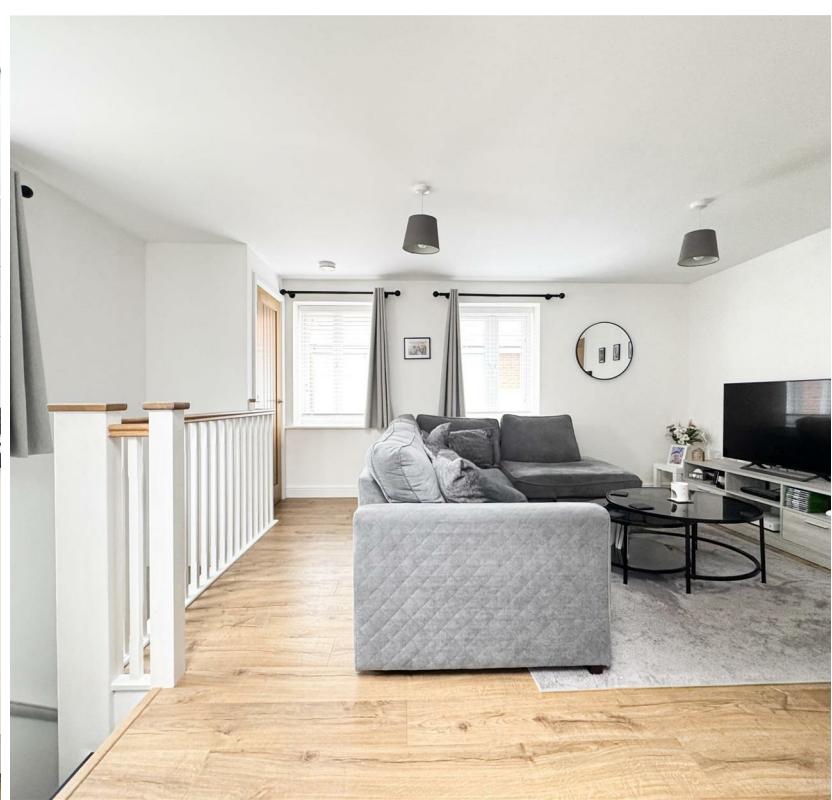
Energy efficiency and sustainability are highlights of this home, boasting an EPC rating of A, solar panels, double glazing throughout, gas central heating, and a dedicated EV charging port.

Externally, the property benefits from allocated spaces underneath the property.

Set in the popular Rodmill area of Eastbourne, this home is within easy reach of local shops, schools, and services, as well as the Eastbourne District General Hospital. The seafront and promenade are just a short distance away, while regular bus services and nearby rail links make commuting straightforward. This location offers the perfect balance of peaceful residential living and convenient access to the town centre and coastal attractions.

Declaration of Interest:

In accordance with the Estate Agents Act 1979, please note that this property is owned by a member of staff of Oakfield Estate Agents.





Living Room/Kitchen

18'1" x 16'7" (5.51m x 5.05m)

Bedroom One

15'7" x 8'2" (4.75m x 2.49m)

Bedroom Two

11'10" x 9'9" (3.61m x 2.97m)

Shower Room

7'10" x 6'2" (2.39m x 1.89m)

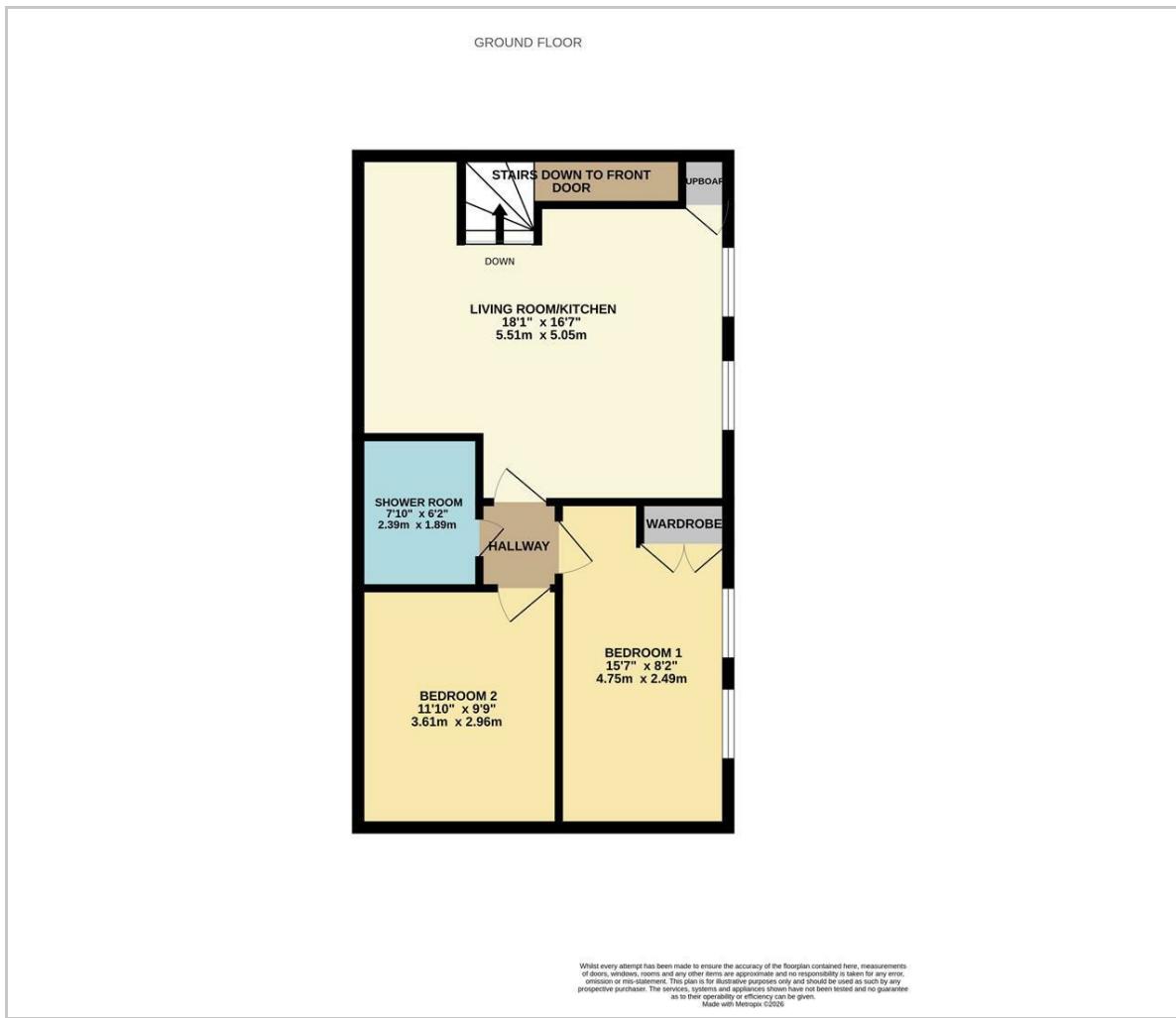
Council Tax Band C - £2,251.10 Per Annum

Estate charge

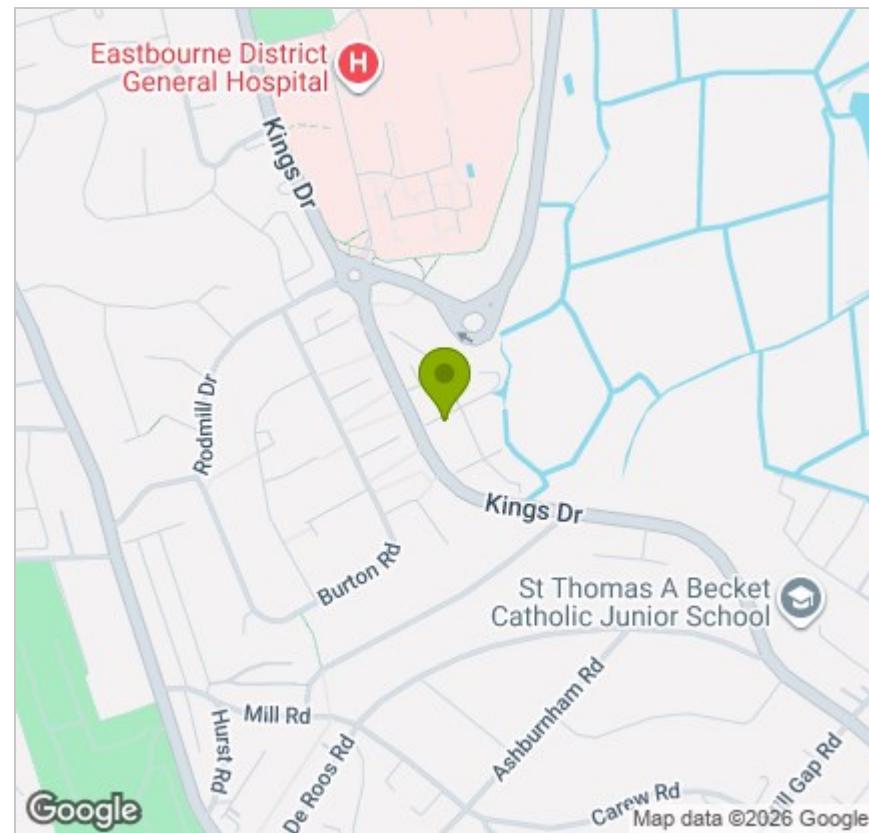
We have been advised that there is a service charge of £390.00 per annum for the up keep of the grounds. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



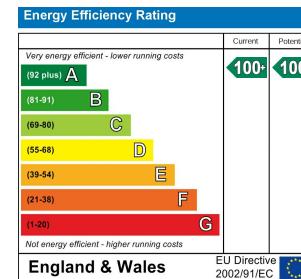
Floor Plan



Area Map



Energy Efficiency Graph



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.