



OAKFIELD



St. Annes Road, Eastbourne BN21 2DJ

O.I.R.O £180,000



## St. Annes Road, Eastbourne BN21 2DJ

Offered to the market with no onward chain, this inviting one bedroom garden flat is ideally located on the popular St Annes Road in Eastbourne, close to local shops, transport links, and the seafront.

Situated in a well maintained block of apartments, the flat boasts a generously proportioned open-plan living area with a stylish fitted kitchen, creating a welcoming and versatile space for both everyday living and entertaining.

Natural light floods the room, and doors lead directly out to a private garden – perfect for alfresco dining or quiet relaxation.

The double bedroom is spacious and tastefully decorated with integrated wardrobe space, while the sleek, modern bathroom completes the accommodation.

As you enter the flats private entrance to the left of the building, you are greeted with a lovely garden which wraps around the side of the flat perfect for outdoor dining, relaxing, or entertaining. This peaceful green space offers direct access from the flat, providing a tranquil extension of your living area.

The property also benefits from double glazing, gas central heating, and its own private entrance, providing a comfortable and low-maintenance home.

Ideal for first-time buyers, investors, or those looking to downsize, this charming garden flat is ready to move into and should not be missed.





### Living Room/Kitchen

19'9" x 16'0" (6.02m x 4.88m)

### Bedroom

11'3" x 8'9" (3.43m x 2.67m)

### Bathroom

7'2" x 5'8" (2.18m x 1.73m)

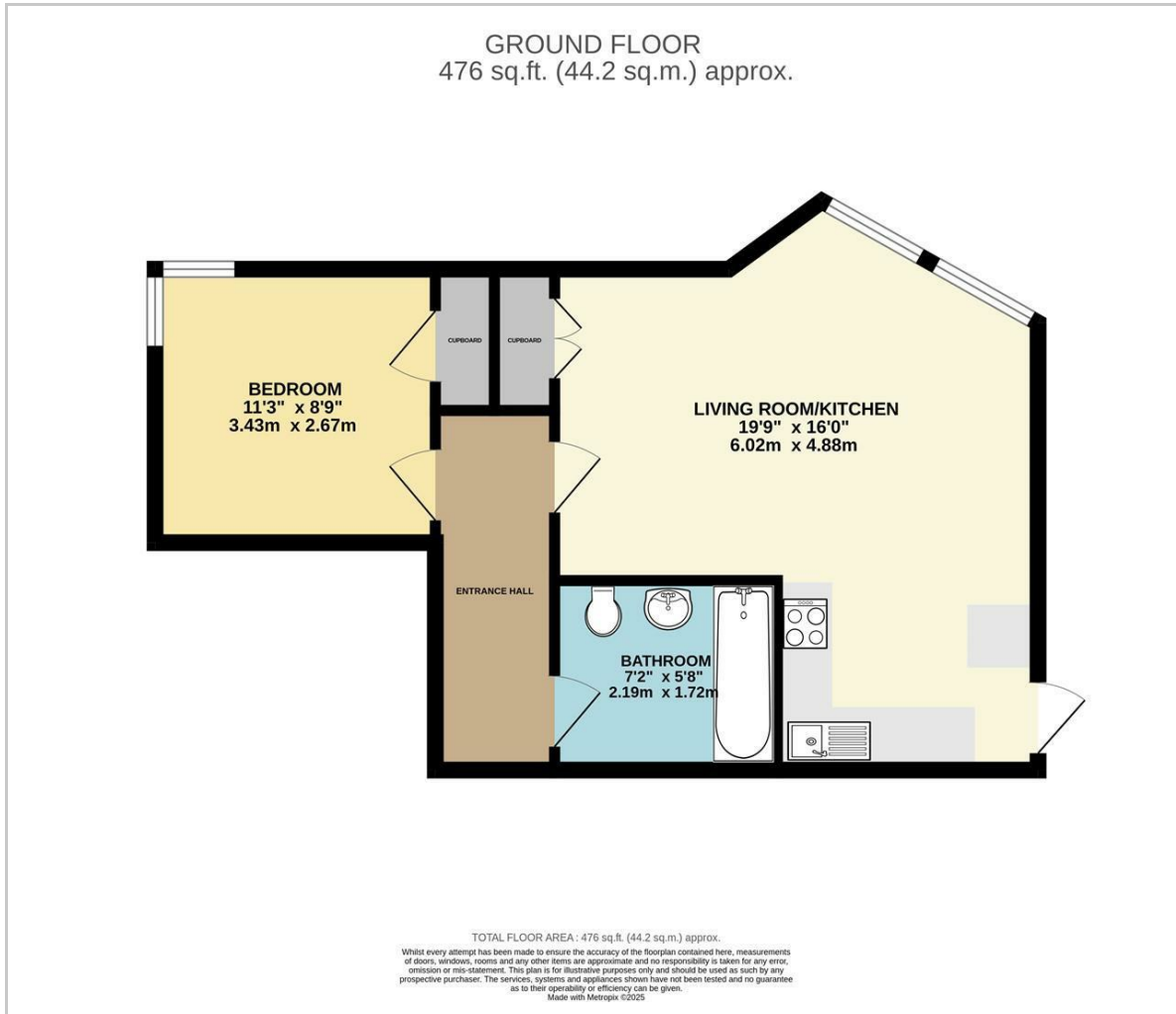
**Council Tax Band B £2,064.44 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 119 years remaining on the lease. The service charge is approximately £1,009 per annum and £200.00 ground rent 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

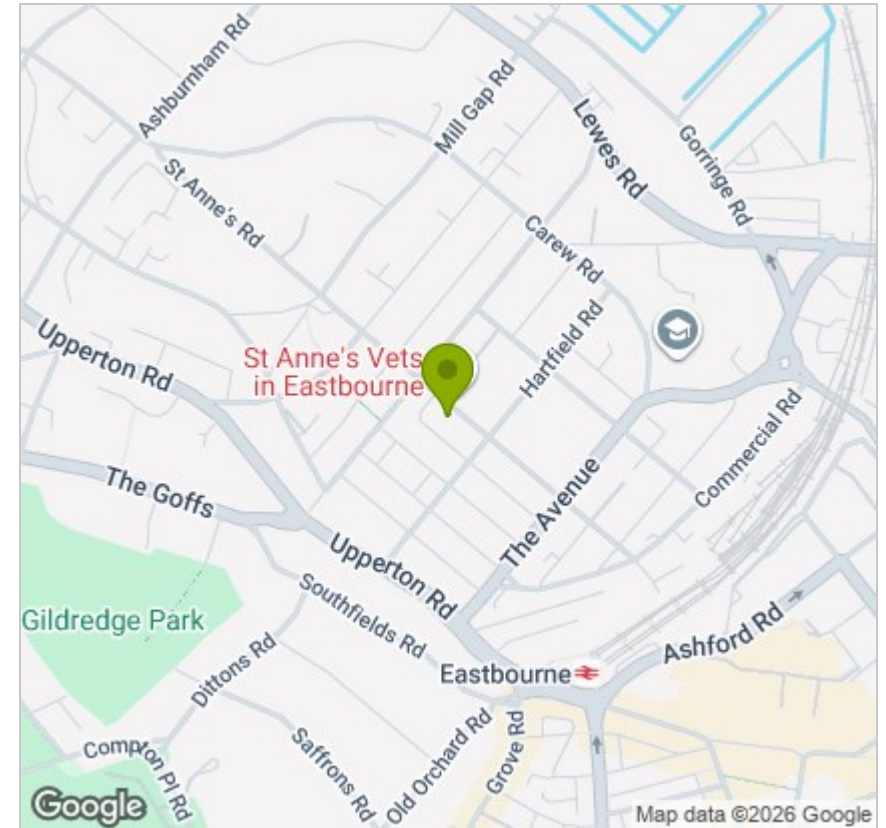


## Viewing

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

