



OAKFIELD



St. Annes Road, Eastbourne BN21 2DJ

Offers In Excess Of £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.

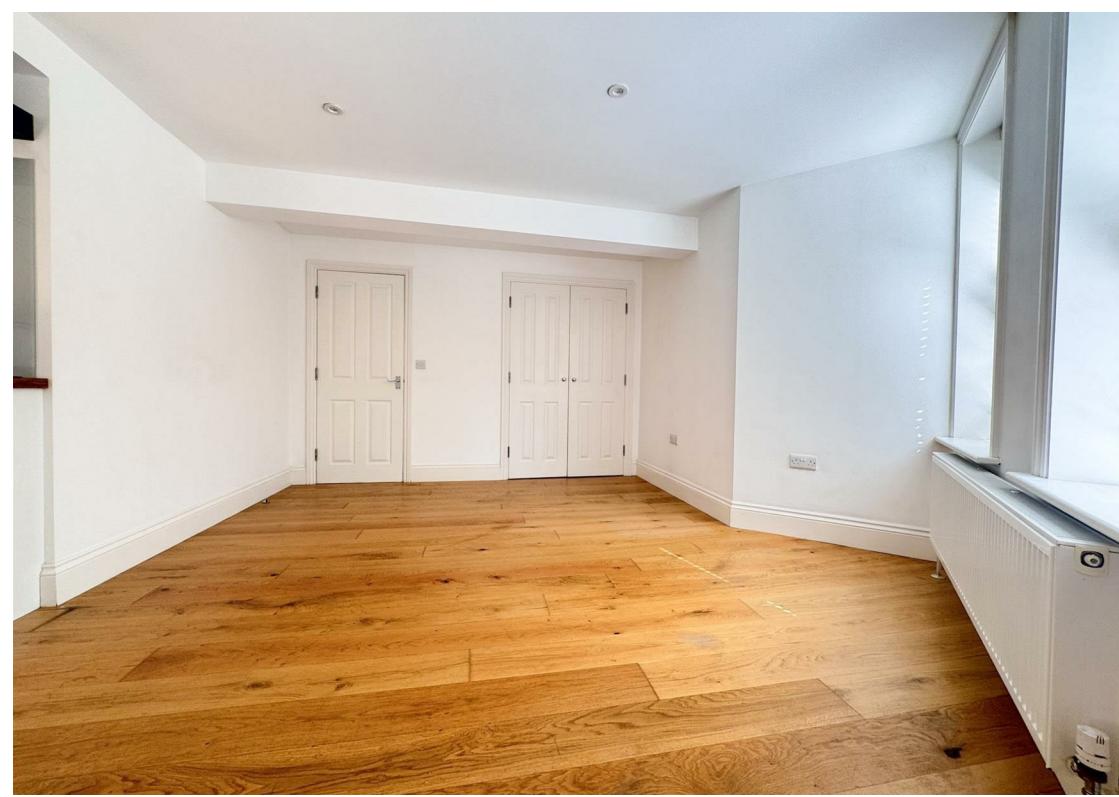
Natural light floods the room, and doors lead directly out to a private garden – perfect for alfresco dining or quiet relaxation.

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 - A £1,688 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

GROUND FLOOR  
476 sq.ft. (44.2 sq.m.) approx.

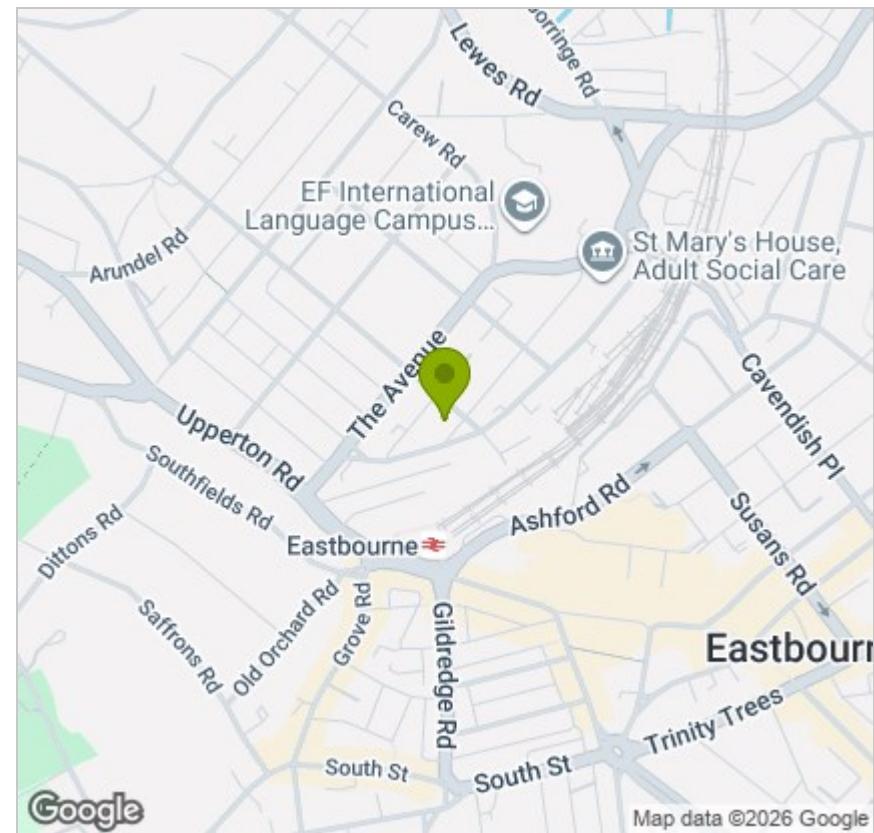


TOTAL FLOOR AREA: 476 sq.ft. (44.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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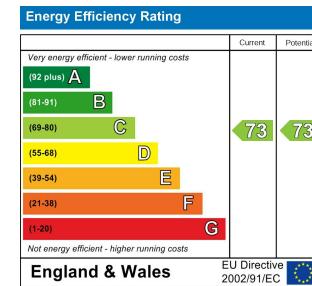
## Viewing

Please contact us on 01323 723 500  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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