



OAKFIELD



Marsden Road, Eastbourne, BN23 7ED

Price Guide £270,000



## Marsden Road, Eastbourne, BN23 7ED

GUIDE PRICE: £270,000 - £290,000

A well-presented three-bedroom home offered to the market chain free, ideal for families, first-time buyers, or investors seeking a practical and comfortable property in Eastbourne.

Upon entering the property, you are welcomed by a central hallway that provides access to the main living accommodation and sets a bright, functional tone throughout. The sizeable living and dining area offers a flexible space suited to both everyday family life and entertaining guests, with plenty of room for furnishings. Separately positioned, the fitted kitchen is well proportioned and provides ample storage, work surfaces, and space for appliances.

Upstairs, the property comprises three well-proportioned bedrooms, each offering comfortable accommodation and versatility for use as sleeping space, a home office, or hobby room if required. A family bathroom serves the first floor, while built-in storage is thoughtfully incorporated throughout the home, enhancing practicality and helping to keep spaces uncluttered.

To the rear, the property benefits from a private garden, providing an inviting outdoor area for relaxing, gardening, or socialising during warmer months. The home further benefits from gas central heating and double glazing throughout, contributing to comfort and efficiency year-round.

Externally, there is off-road parking for two to three vehicles, an increasingly valuable feature for modern living. Offered to the market chain free, this property represents a straightforward purchase opportunity and an excellent chance to secure a well-located home with generous living space and practical features.





**Living Room**  
21'2" x 11'5" (6.45m x 3.48m)

**Kitchen**  
15'7" x 8'9" (4.76m x 2.67m)

**Bedroom One**  
11'10" x 11'6" (3.61m x 3.51m)

**Bedroom Two**  
11'6" x 8'1" (3.51m x 2.46m)

**Bedroom Three**  
9'0" x 7'1" (2.74m x 2.16m)

**Bathroom**  
6'11" x 5'6" (2.11m x 1.68m)

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



## Floor Plan

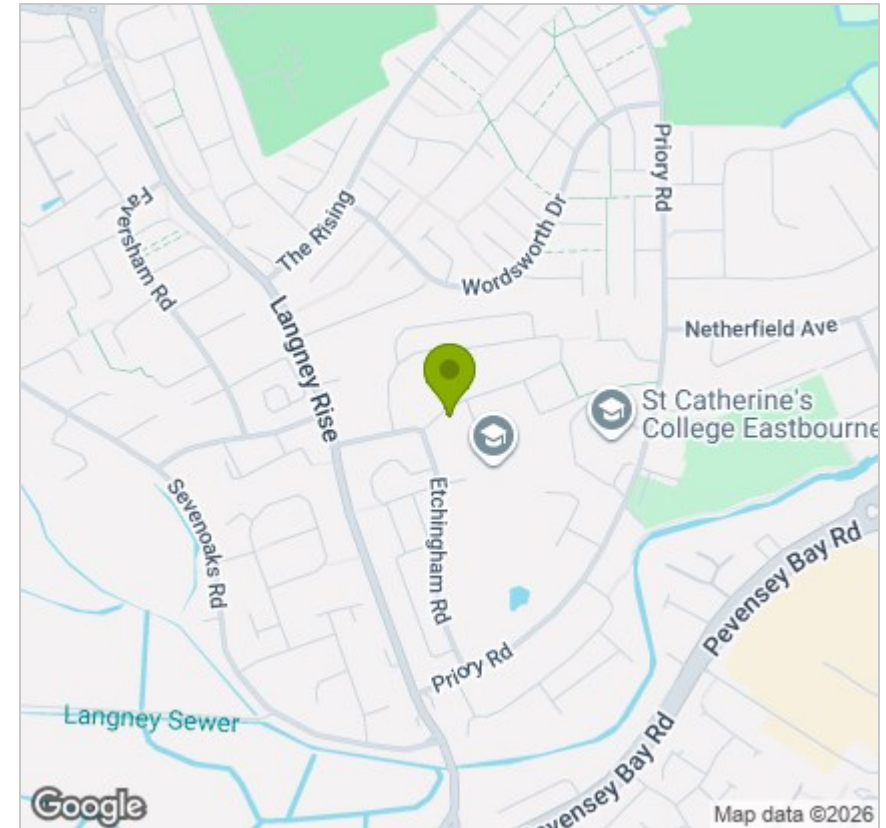


## Viewing

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

