



OAKFIELD



Old Orchard Road, Eastbourne, BN21 1DB

Price Guide £275,000



## Old Orchard Road, Eastbourne, BN21 1DB

PRICE GUIDE: £275,000 - £300,000

Tucked away in a desirable and well-connected pocket of Eastbourne, this charming two-bedroom garden flat offers a blend of privacy, practicality, and location that's hard to beat.

Set on Old Orchard Road, the property benefits from its own private front door, giving it an independent, house-like feel from the moment you arrive. Inside, the accommodation is well-proportioned and thoughtfully arranged, featuring a spacious living room that invites both relaxation and entertaining, alongside a well-appointed kitchen.

The principal bedroom is positioned to the front of the property and offers generous proportions, while the second bedroom provides versatile accommodation. Both are complemented by ample storage throughout the flat, enhancing its practicality without compromising on comfort.

One of the standout features is the private rear garden – a rare and valuable addition, perfect for enjoying a quiet morning coffee or hosting summer gatherings. The property also benefits from off-road parking for one car, adding further convenience.

Location-wise, you're ideally placed within walking distance of Eastbourne town centre, with its array of shops, cafes, and amenities, as well as excellent transport links including the mainline train station, making this an excellent choice for commuters and those seeking easy access to everything the area has to offer.





**Living Room**  
18'4" x 12'2" (5.59m x 3.71m)

**Kitchen**  
9'10" x 5'11" (3.00m x 1.80m)

**Bedroom One**  
15'9" x 13'1" (4.80m x 3.99m)

**Bedroom Two**  
9'6" x 8'10" (2.90m x 2.70m)

**Bathroom**  
6'3" x 6'3" (1.91m x 1.91m)

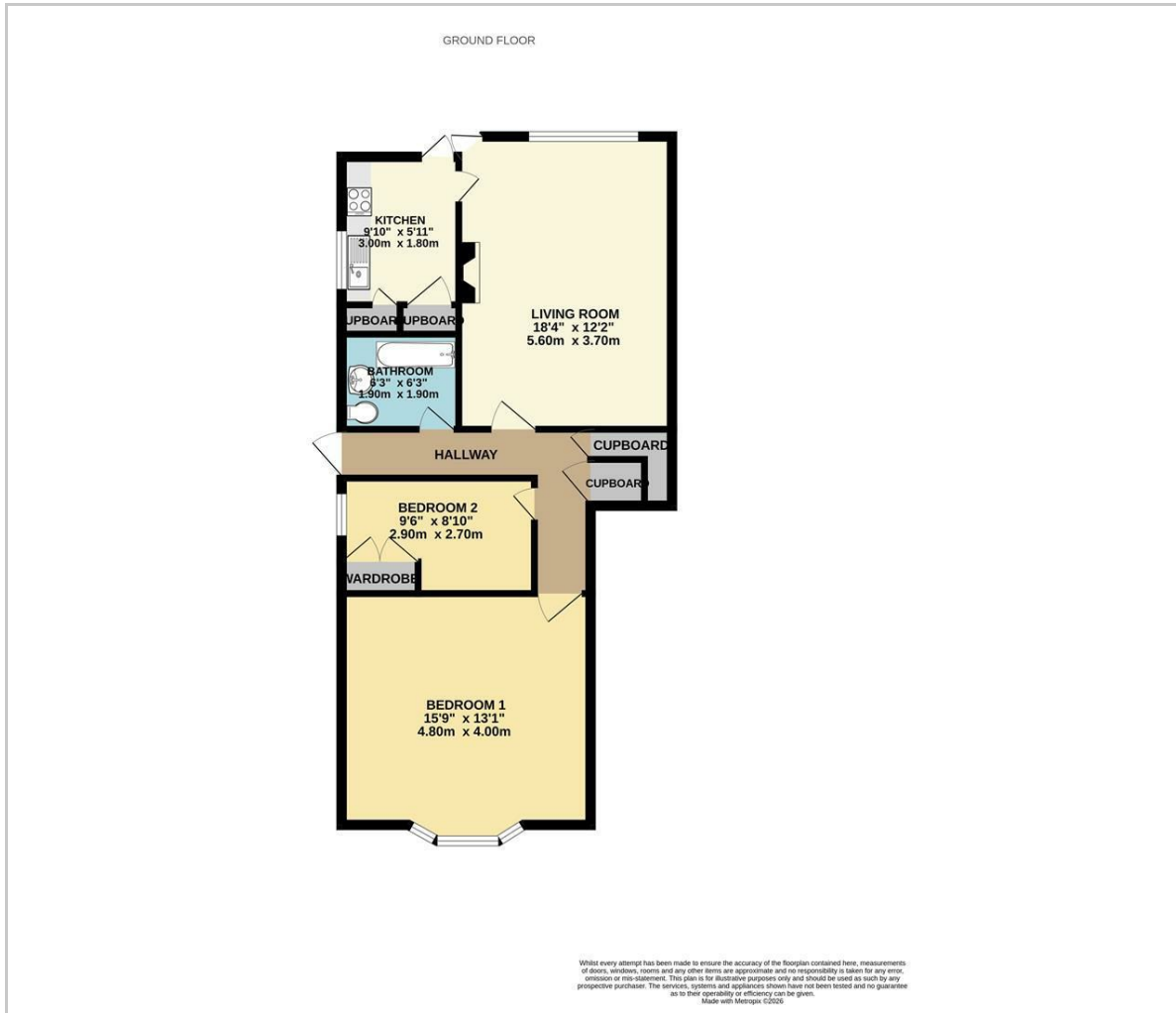
**Council Tax Band B - £2,064.44 Per Annum**

**Lease Information**

The seller advises that the property is offered as share of freehold and has approximately 999 years on the lease with the service charge being, pay as and when. 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



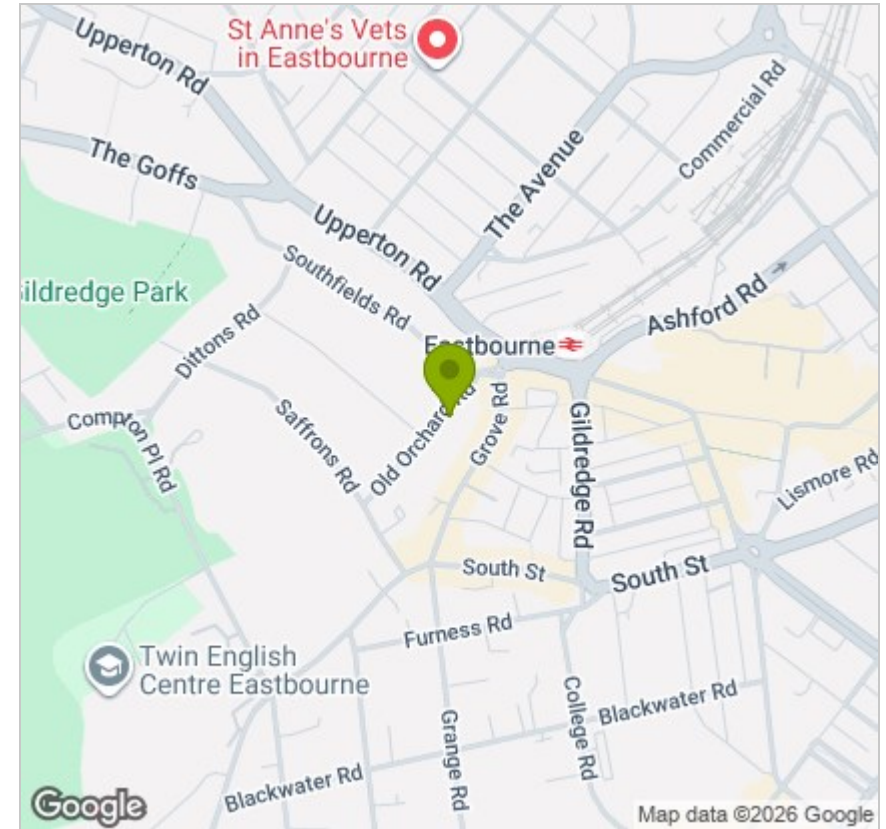
## Viewing

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

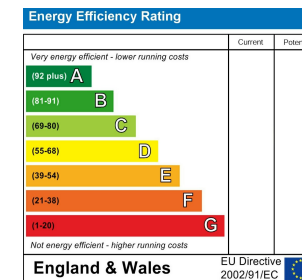
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## Area Map



## Energy Efficiency Graph



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