



OAKFIELD



Fletching Road, Eastbourne, BN22 9DX

Price Guide £170,000



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PRICE GUIDE: £170,000 - £180,000

Situated within a purpose-built development in a convenient location, this well-proportioned second-floor flat offers comfortable and practical living with the added benefit of private outdoor space.

The property comprises two generous double bedrooms, making it ideal for couples, small families, or those seeking a home office. Storage is a real highlight here, with integral cupboards thoughtfully positioned in both the entrance hall and inner hallway, keeping everyday clutter neatly out of sight.

The accommodation includes a fitted bathroom alongside a separate WC, adding a layer of convenience for busy households. The spacious living room provides a bright and welcoming hub of the home, flowing seamlessly through to a modern fitted kitchen, creating an easy, sociable layout.

A particularly appealing feature is the balcony, accessed directly from the living room, offering a pleasant spot to enjoy some fresh air and outdoor relaxation.

Further benefits include gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.





Living Room
12'3" x 11'2" (3.73m x 3.40m)

Kitchen
8'11" x 8'10" (2.72m x 2.69m)

Bedroom One
10'11" x 10'5" (3.33m x 3.18m)

Bathroom

WC

Bedroom Two
12'6" x 8'11" (3.81m x 2.72m)

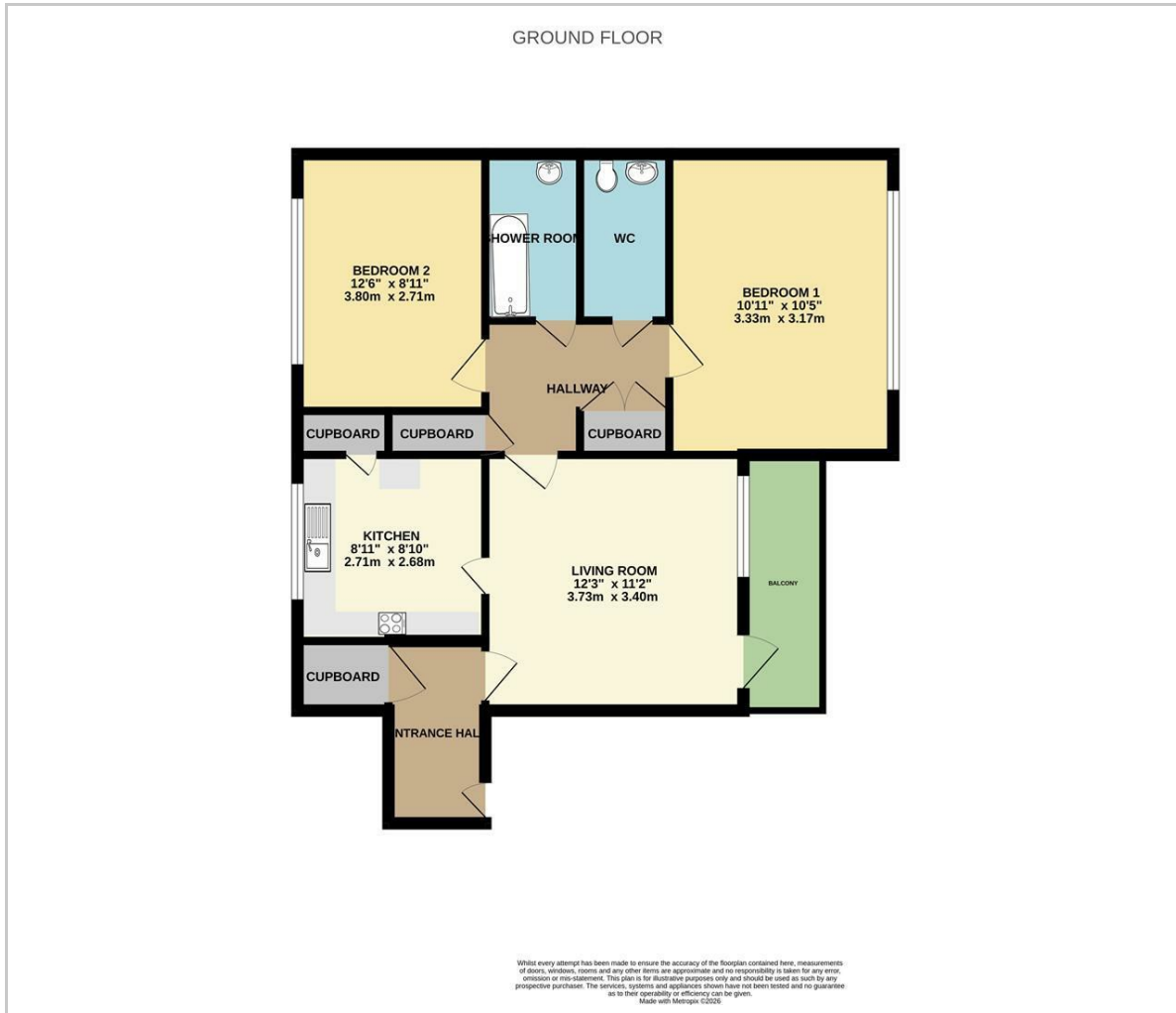
Council tax band B - £2,064.44 per annum

Lease information

The seller advises that the property is offered as leasehold and has approximately 97 years remaining on the lease. The service charge is £864.00 per annum and £10 per annum for ground rent. 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

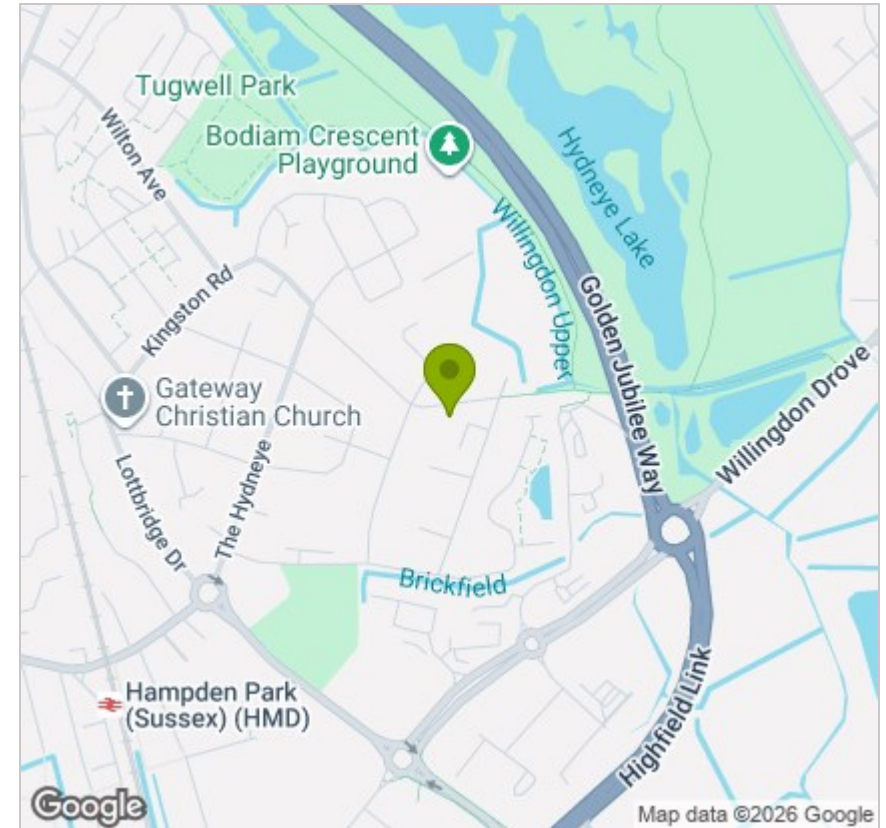


Viewing

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

