



OAKFIELD



Meadowlands Avenue, Eastbourne, BN22 0DT

Price Guide £230,000



## Meadowlands Avenue, Eastbourne, BN22 0DT

PRICE GUIDE: £230,000 - £250,000

Tucked away in a popular part of Eastbourne, this charming two-bedroom terraced house combines comfortable living space with modern conveniences, creating a home perfectly suited to everyday life. Ideally positioned close to local amenities, transport links and schools, the property is well suited to first-time buyers, small families, or those looking for a sound investment.

The property welcomes you with the convenience of off-road parking to the front, providing ease and practicality. Inside, the ground floor boasts a spacious living room filled with natural light, offering a relaxing yet versatile space for both everyday living and entertaining. This flows seamlessly through to a well-proportioned kitchen and dining area, creating a sociable hub of the home with ample space for dining and food preparation.

To the rear, a bright conservatory provides valuable additional living space, ideal as a second reception area, home office, or playroom, while enjoying pleasant views over the private rear garden. The garden itself offers a low-maintenance outdoor space, perfect for al fresco dining, gardening, or simply unwinding.

Upstairs, the property features two generous double bedrooms, both benefiting from built-in wardrobes and additional storage, maximising space and functionality. A modern family bathroom completes the first-floor accommodation.

Further benefits include gas central heating, double glazing throughout, and the significant advantage of being offered to the market chain free, ensuring a smoother and more straightforward purchase.





### Living Room

14'11" x 11'10" (4.55m x 3.61m)

### Kitchen

15'0" x 8'1" (4.57m x 2.46m)

### Conservatory

13'4" x 7'5" (4.06m x 2.26m)

### Bedroom One

15'0" x 9'6" (4.57m x 2.90m)

### Bedroom Two

12'2" x 9'3" (3.71m x 2.82m)

### Bathroom

Council Tax Band B - £2,064.44 Per Annum



## Floor Plan

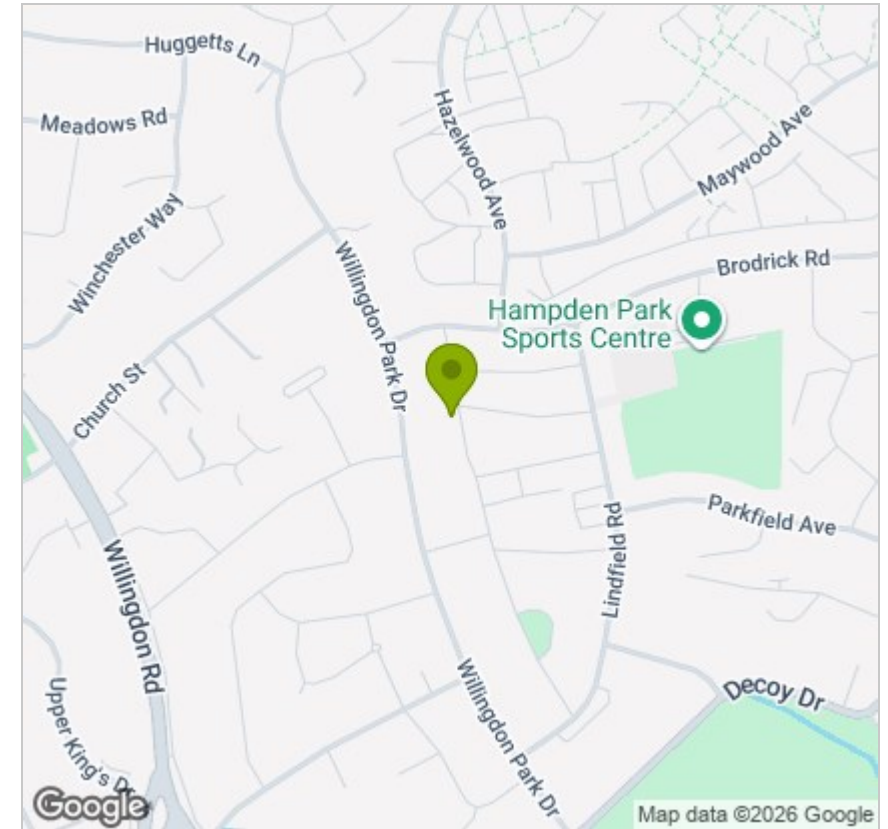


## Viewing

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

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

