



OAKFIELD



Old Orchard Road, Eastbourne, BN21 1DB

Price Guide £275,000



Old Orchard Road, Eastbourne, BN21 1DB

PRICE GUIDE: £275,000 - £300,000

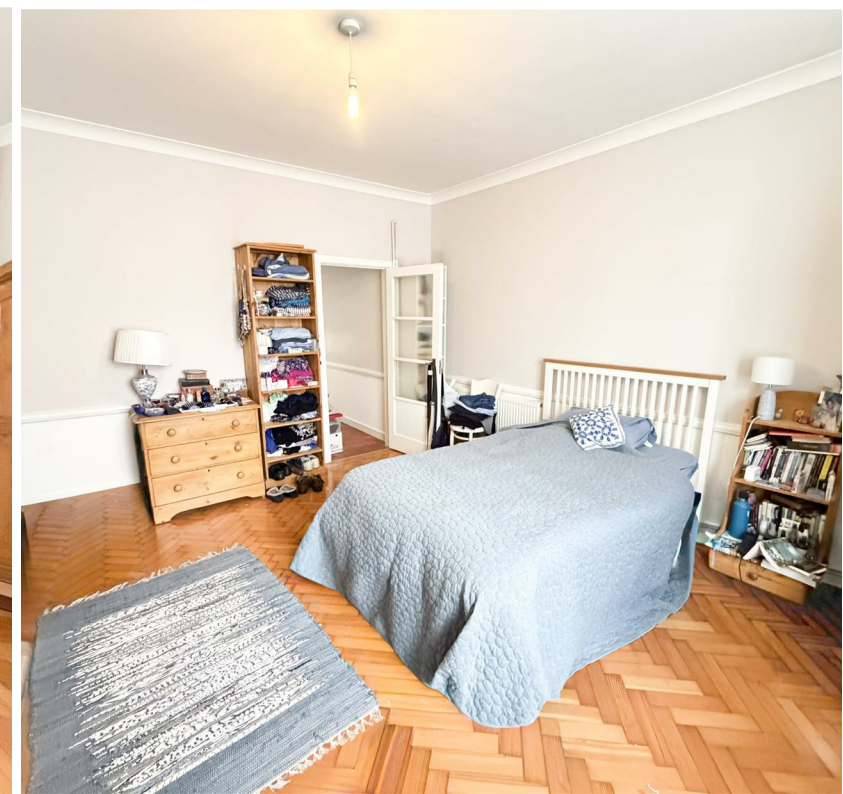
Tucked away in a desirable and well-connected pocket of Eastbourne, this charming two-bedroom garden flat offers a blend of privacy, practicality, and location that's hard to beat.

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.



GROUND FLOOR

KITCHEN
9'10" x 5'11"
3.00m x 1.80m

LIVING ROOM
18'4" x 12'2"
5.60m x 3.70m

BATHROOM
8'3" x 6'3"
2.50m x 1.90m

HALLWAY

CUPBOARD

CUPBOARD

BEDROOM 2
9'6" x 8'10"
2.90m x 2.70m

WARDROBE

BEDROOM 1
15'9" x 13'1"
4.80m x 4.00m

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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metaplan 02/2020

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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St Anne's Vets in Eastbourne

Map data ©2026 Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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