



OAKFIELD



Whitley Road, Eastbourne, BN22 8LS

Asking Price £250,000



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## Whitley Road, Eastbourne, BN22 8LS

This well-presented two bedroom terraced home is situated in a popular residential area of Eastbourne, within easy reach of the town centre and excellent transport links. It combines practical living with a comfortable, inviting feel.

Step through the front door into a welcoming entrance hallway with useful storage space. The ground floor opens into a bright, open plan living area that flows seamlessly into a fitted kitchen, creating a sociable heart of the home whether you are hosting friends or enjoying a quiet evening in.

Upstairs, you will find two generous double bedrooms, each offering comfortable proportions and flexibility for couples, small families or those working from home. The well-sized shower room is neatly presented and serves the first floor.

Outside, the property benefits from a private rear garden, providing a pleasant space to relax, entertain or cultivate your own green retreat. To the front, there is the valuable addition of off road parking for one vehicle.

The home is presented in good decorative order throughout and further benefits from double glazing and gas central heating, ensuring comfort and efficiency all year round.

An ideal first-time purchase, investment opportunity, or downsize option in a sought-after Eastbourne location. Early viewing is highly recommended.





### Living Room

11'1" x 10'7" (3.38m x 3.23m )

### Lounge/Diner

11'3" x 10'7" (3.43m x 3.23m )

### Kitchen

6'10" x 6'2" (2.08m x 1.88m)

### Bedroom One

16'9" x 9'0" (5.11m x 2.74m)

### Bedroom Two

13'0" x 7'11" (3.96m x 2.41m)

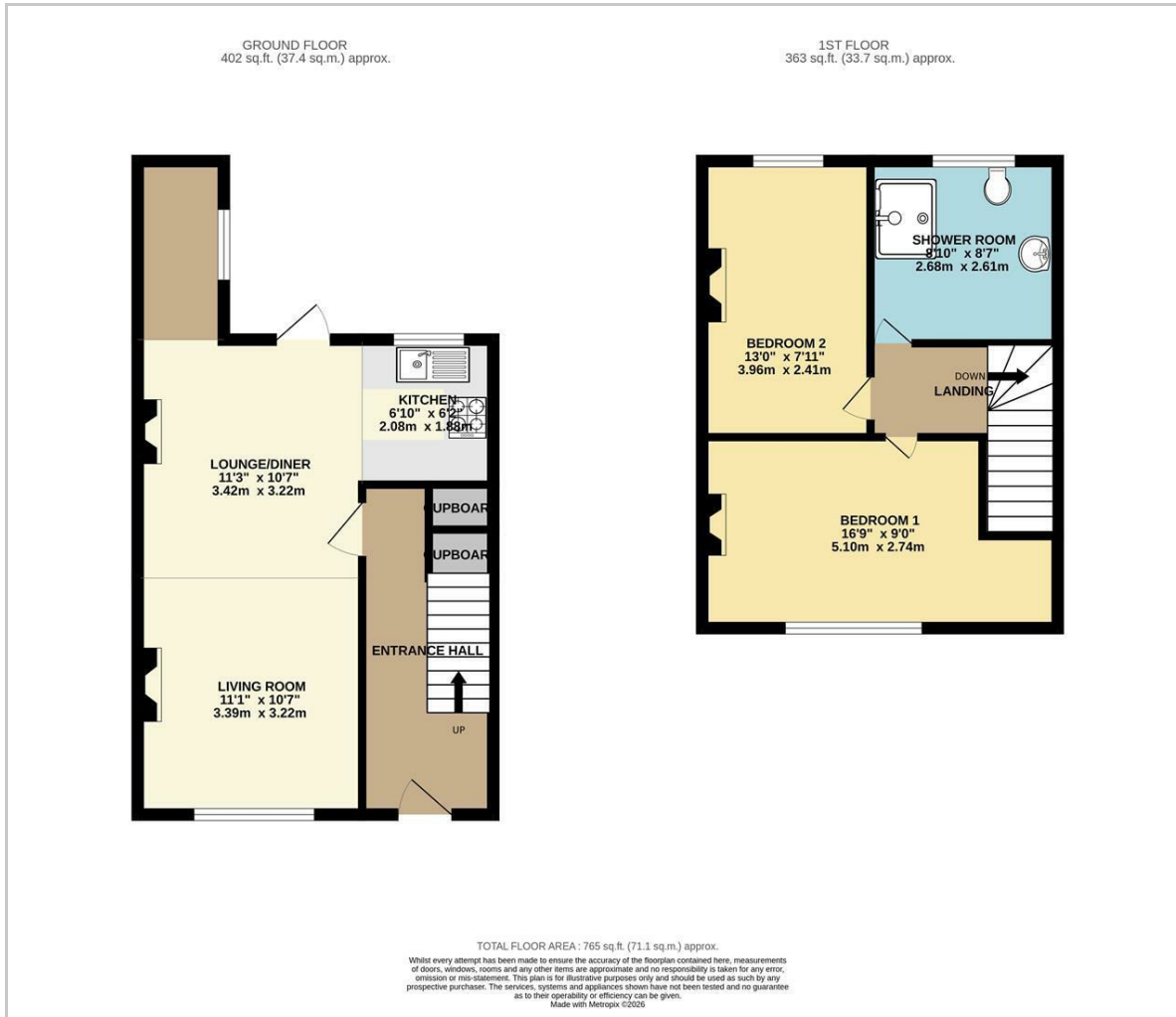
### Shower Room

8'10" x 8'7" (2.69m x 2.62m)

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



## Floor Plan

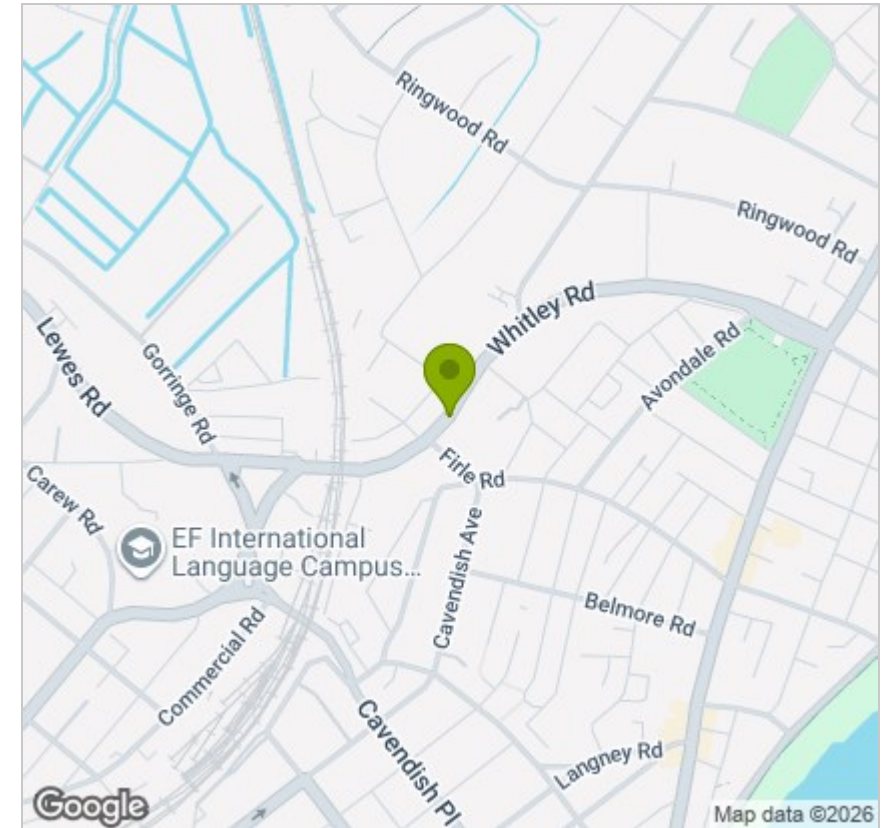


## Viewing

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

