



OAKFIELD



Broad Oak Close, Eastbourne, BN23 8LN

Asking Price £150,000





## Broad Oak Close, Eastbourne, BN23 8LN

Situated in Broad Oak Close, Eastbourne, this bright and airy ground floor flat offers a perfect blend of comfort and convenience.

Built in 1999, the property boasts a modern design that is both inviting and practical, making it an ideal choice for first-time buyers or savvy investors looking to expand their portfolio.

The flat features two well-proportioned bedrooms. The open-plan living room and kitchen is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The layout is thoughtfully designed to maximise space and light throughout.

The property also benefits from having an allocated parking space, ensuring that you will have to worry about finding a spot after a long day. The lease is currently being extended to 161 years, offering peace of mind for future ownership.

The flat is conveniently situated near local amenities, making daily life easy and enjoyable. Whether you are looking to make your first step onto the property ladder or seeking a reliable buy-to-let investment, this ground floor flat in Eastbourne is a fantastic opportunity not to be missed.







### Lounge/ Kitchen

17'4 x 13'5 (5.28m x 4.09m)

### Bedroom 1

12'3 x 8'5 (3.73m x 2.57m)

### Bedroom 2

9'3 x 8'8 (2.82m x 2.64m)

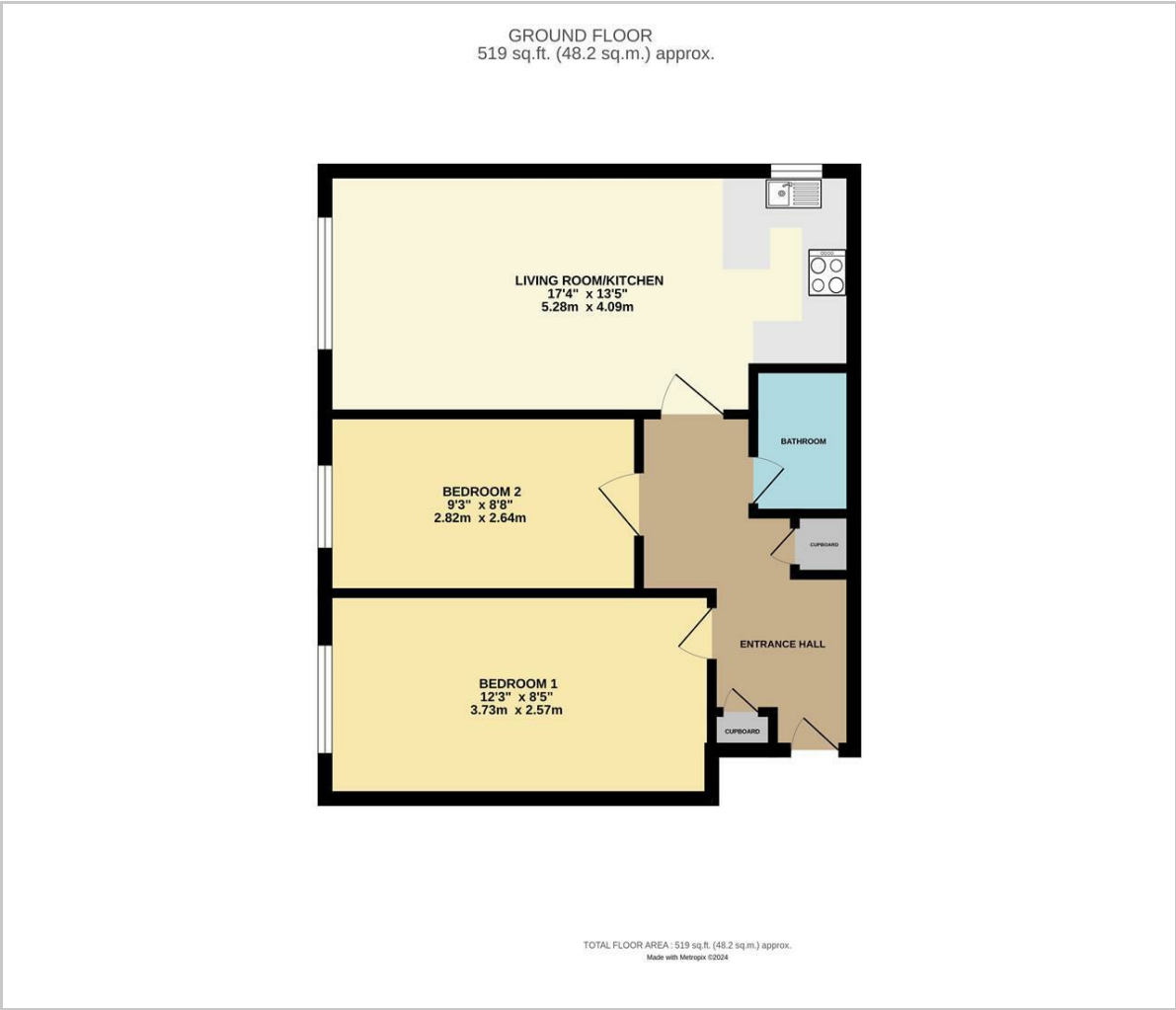
**Council Tax Band B - £1,879 Per Annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 161 years remaining on the lease. The service charge is £1,000 per annum including 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

