

OAKFIELD

Gorringe Road, Eastbourne, BN22 8XL

Price Guide £165,000

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Gorringe Road,
Eastbourne, BN22 8XL

PRICE GUIDE: £165,000 - £175,000

A beautifully presented first-floor flat with its own private rear garden and off-road parking, situated in a convenient location close to Eastbourne town centre.

Having been well maintained and thoughtfully updated by the current owner, the property is presented in very good condition throughout and offers a fantastic opportunity for anyone looking for a ready-to-move-into home.

The accommodation is positioned on the first floor and provides well-proportioned living space, with the current vendor having carried out a range of improvements since owning the property. The overall presentation is clean, modern and well cared for, allowing the new owner to move straight in without the need for significant work.

A particular feature of the property is the private rear garden, providing a valuable outdoor space that is ideal for relaxing, entertaining or enjoying some fresh air. The property also benefits from off-road parking to the rear, an excellent addition that is particularly convenient for town living.

Gorringe Road is conveniently positioned within easy reach of Eastbourne town centre, with its extensive range of shops, restaurants, cafés and amenities. Local bus services and other everyday facilities are also readily accessible, while the seafront and wider attractions of Eastbourne are within easy reach.

























Lounge
15'1" x 10'10" (4.60m x 3.31m)

Kitchen
9'0" x 5'8" (2.75m x 1.73m)

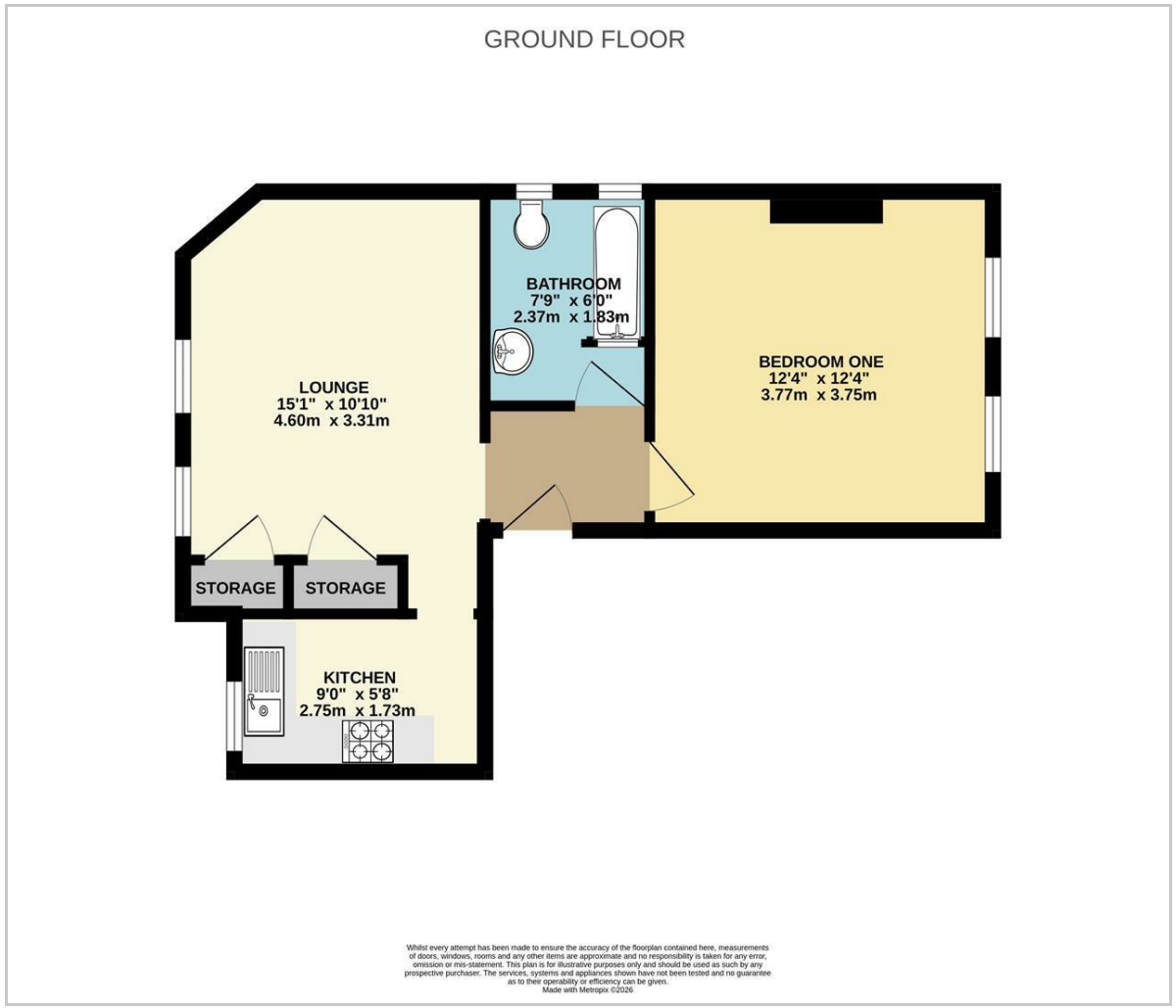
Bathroom
7'9" x 6'0" (2.37m x 1.83m)

Bedroom One
12'4" x 12'4" (3.76m x 3.76m)

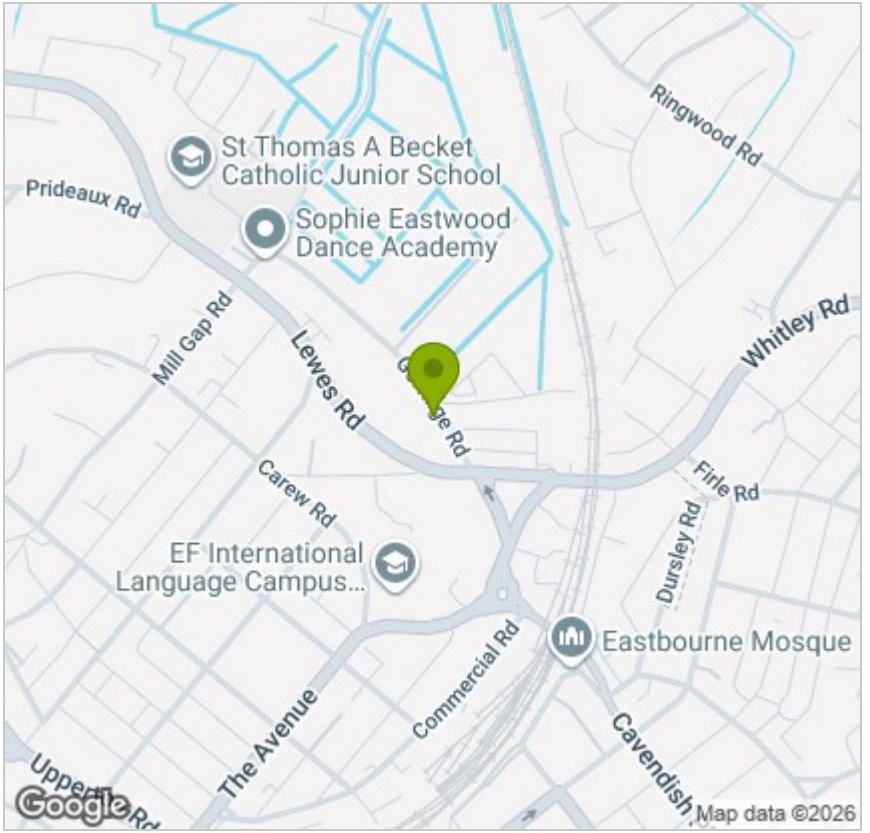
Council Tax Band A - £1,769.52 Per Annum

Lease Information
The seller advises that the property is offered as leasehold and has approximately170 years remaining. The service charge for September 2026 to March 2027 is £1,230.50 and £120 Per annum for the 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.

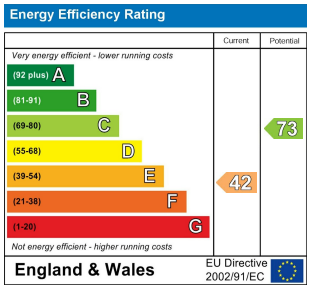
Floor Plan



Area Map



Energy Efficiency Graph



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.

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