

OAKFIELD

Buxton Road, Eastbourne, BN20 7LF

Price Guide £300,000

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PRICE GUIDE: £300,000 - £325,000

A rare opportunity has arisen to acquire this unique three-bedroom semi-detached converted Coach House, forming part of the prestigious Highmead Manor estate in one of Eastbourne's most sought-after residential locations.

Set within the beautifully maintained grounds of Highmead Manor, this distinctive home has been tastefully redecorated throughout and offers an exceptional blend of character, space and a peaceful setting, making it an ideal purchase for those seeking something truly special.

The accommodation comprises an inviting living room featuring attractive parquet flooring and a character fireplace, creating a warm and welcoming focal point. A separate fitted kitchen benefits from a range of integrated appliances, offering both practicality and convenience.

The property provides three generous double bedrooms, with the third bedroom being accessed via the second, making it ideal as a guest room, dressing room, home office or nursery. A spacious family bathroom is fitted with both a panelled bath and a separate shower cubicle.

Outside, the property enjoys an attractive courtyard seating area immediately outside the front door, providing the perfect spot to relax or entertain. Residents also have the benefit of a delightful communal cottage garden, beautifully maintained and providing a charming, peaceful space to relax and enjoy the surroundings. In addition, the stunning communal grounds of Highmead Manor are immaculately kept, further enhancing the unique setting and lifestyle this property offers.

Situated on Buxton Road in the highly desirable Meads area of Eastbourne, the property is ideally positioned for scenic walks across the South Downs National Park, access to Eastbourne seafront, local independent shops, cafés and restaurants, whilst Eastbourne town centre and the mainline railway station remain within easy reach.

























Entrance Hall
11'10" x 5'7" (3.61m x 1.70m)

Lounge/Diner
17'4" x 10'6" (5.28m x 3.20m)

Kitchen
15'11" x 5'5" (4.85m x 1.65m)

Bedroom One
15'7" x 11'2" (4.75m x 3.40m)

Bedroom Two
15'7" x 9'9" (4.76m x 2.98m)

Bedroom Three
15'9" x 7'1" (4.81m x 2.17m)

Bathroom
11'9" x 8'6" (3.58m x 2.59m)

Council Tax Band C - £2,359.37 Per Annum

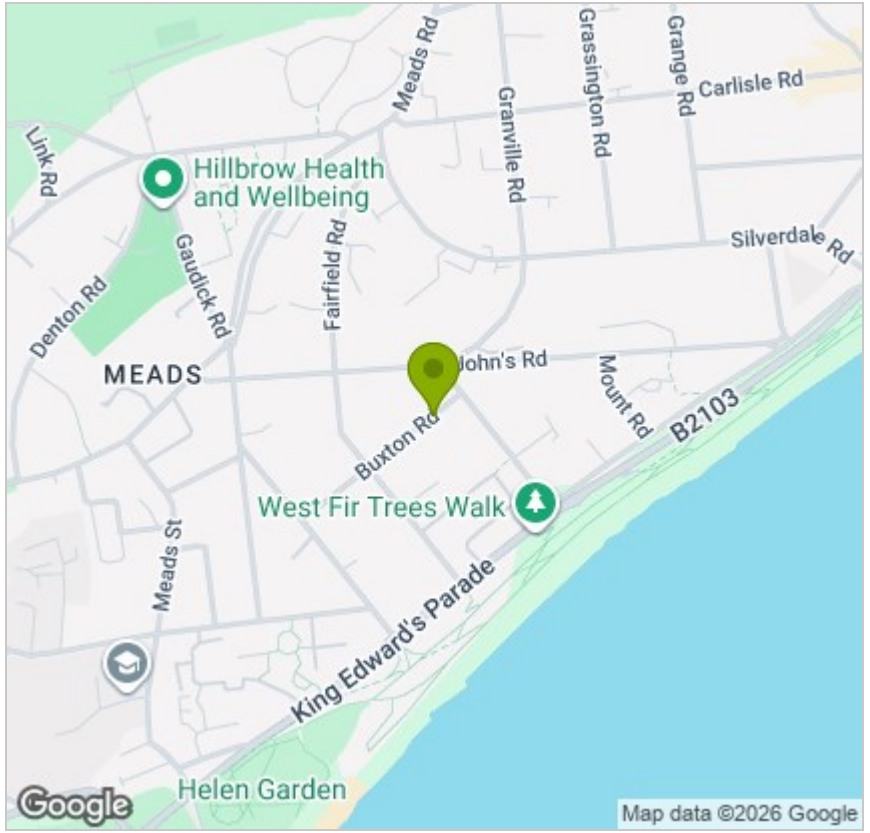
Lease Information
The seller advises that the property is offered as leasehold of 125 years which was granted from 25th December 2000, with a service charge of £889.42 per annum.
And a ground rent of £100.00.
The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor. There is potentially an opportunity to a share of the freehold, subject to negotiation and agreement with the management company.

Declaration Of Interest
In accordance with Section 21 of the Estate Agents Act 1979, prospective purchasers are advised that the seller of this property is a family member of an employee of Oakfield Estate Agents.

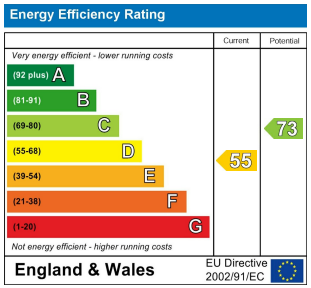
Floor Plan



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.

35 Cornfield Road, Eastbourne, East Sussex, BN21 4QG
eastbourne@oakfieldproperty.co.uk

01323 723 500
www.oakfieldproperty.co.uk