



OAKFIELD



Western Road, Eastbourne BN22 8HP

Asking Price £260,000





## Western Road, Eastbourne BN22 8HP

Located in the Western Road, this well-presented three-bedroom terraced house offers the perfect blend of modern style and everyday comfort. Ideal for families or professionals in search of a spacious and welcoming home, it's a property ready to move straight into.

Inside, the ground floor boasts a generous living room and a separate dining room, providing plenty of space for both entertaining and day-to-day living.

The layout flows naturally, creating a warm and inviting atmosphere throughout. Upstairs, you'll find three bedrooms—two comfortable doubles and a well-proportioned single—making it a practical choice for families or those needing extra space for guests or a home office.

The property also benefits from a private rear courtyard, ideal for relaxing or enjoying outdoor dining, along with convenient on-street parking. Its location offers excellent access to local amenities, schools, and transport links, ensuring a lifestyle that balances convenience with comfort.

In summary, this three-bedroom terraced house on Western Road is a fantastic opportunity to secure a spacious and well-located home in Eastbourne.







### Dining Room

11'10 x 11'5 (3.61m x 3.48m)

### Living Room

11'9 x 10'10 (3.58m x 3.30m)

### Kitchen

12'6 x 7'11 (3.81m x 2.41m)

### Bedroom 1

14'2 x 11'9 (4.32m x 3.58m)

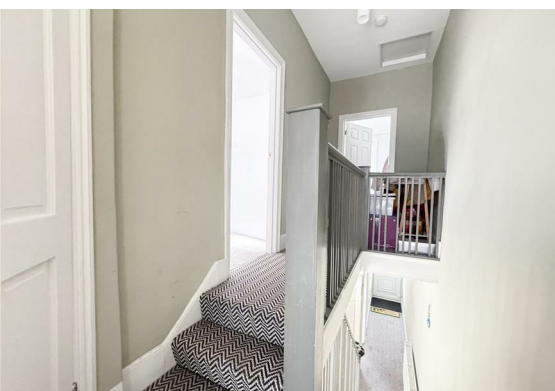
### Bedroom 2

11'10 x 8'7 (3.61m x 2.62m)

### Bedroom 3

8'1 x 6'4 (2.46m x 1.93m)

**Council Tax Band - B £1,970 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

