



OAKFIELD



Groombridge Avenue, Eastbourne, BN22 7FF

Asking Price £179,950



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A spacious two-bedroom apartment situated on the second floor of this purpose-built development, conveniently positioned with lift access and an allocated parking space.

The property offers well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, couples or those looking for a low-maintenance home.

Upon entering, the welcoming entrance hall provides ample built-in storage, helping to keep the living spaces clutter-free. The heart of the home is the open-plan living room and kitchen, offering a generous and versatile space with plenty of room for both comfortable seating and a dining table. The living area also provides direct access onto the private balcony, creating a pleasant additional space to enjoy.

There are two well-sized double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A separate family bathroom completes the internal accommodation.

Externally, the property further benefits from an allocated parking space, while the lift access provides convenient access to the second floor.

A well-presented and generously proportioned apartment offering excellent everyday living, useful storage and desirable features including a private balcony, en-suite facilities, lift access and allocated parking.





Living Room / Kitchen

29'10" x 15'2" (9.09m x 4.62m)

Bedroom One

16'0" x 8'10" (4.88m x 2.69m)

Bedroom Two

12'6" x 8'4" (3.81m x 2.54m)

Ensuite

6'2" x 4'11" (1.88m x 1.50m)

Bathroom

6'6" x 6'5" (1.98m x 1.96m)

Balcony

6'5" x 4'5" (1.96m x 1.35m)

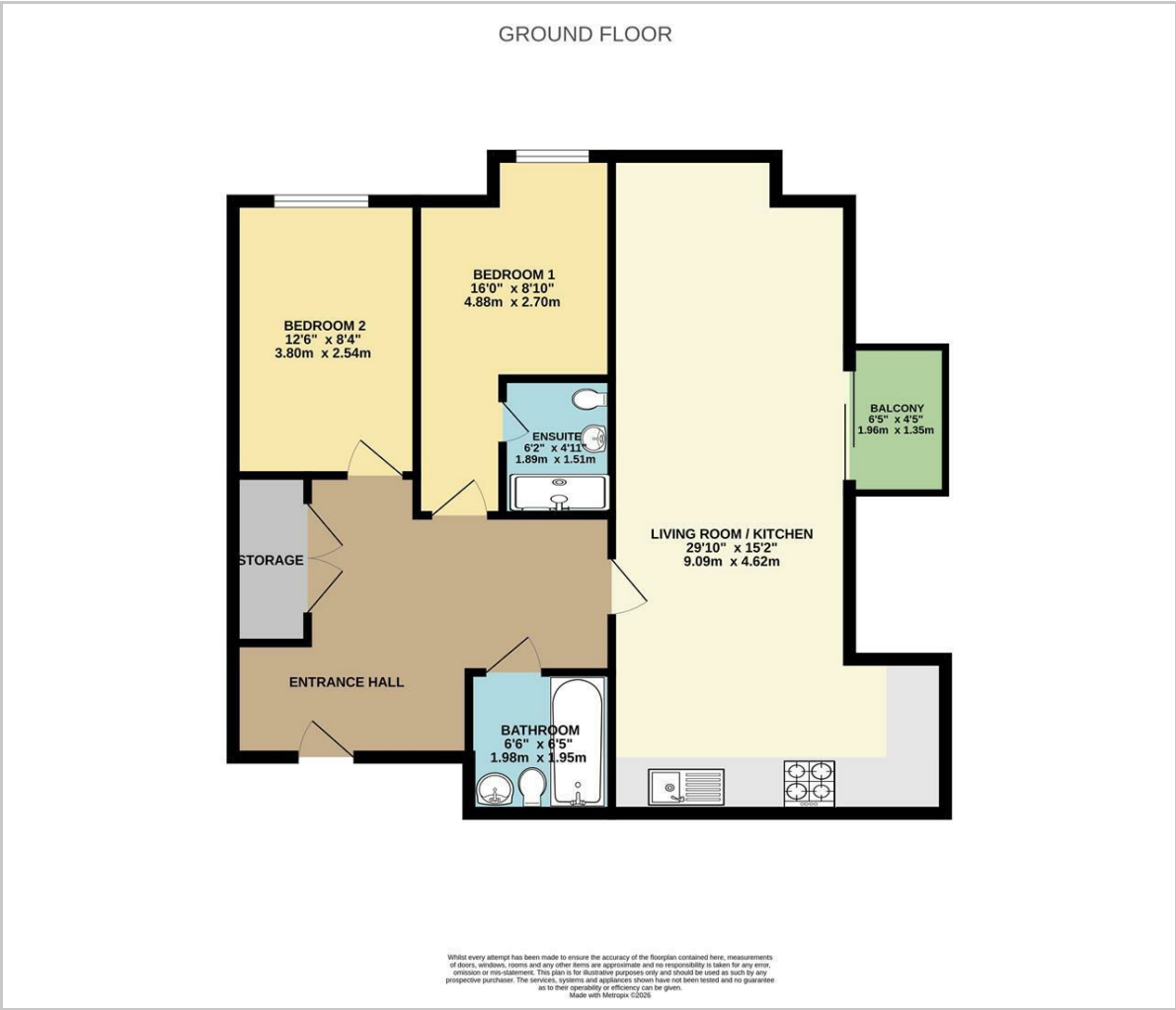
Council Tax Band C - £2,359.37 Per Annum

Lease Information

The seller advises that the property is offered as leasehold and has 125 from the 1st January 2013. The service charge for January 2026 to December 2026 is £2,721.56 and ground rent of £250.00 per annum. 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

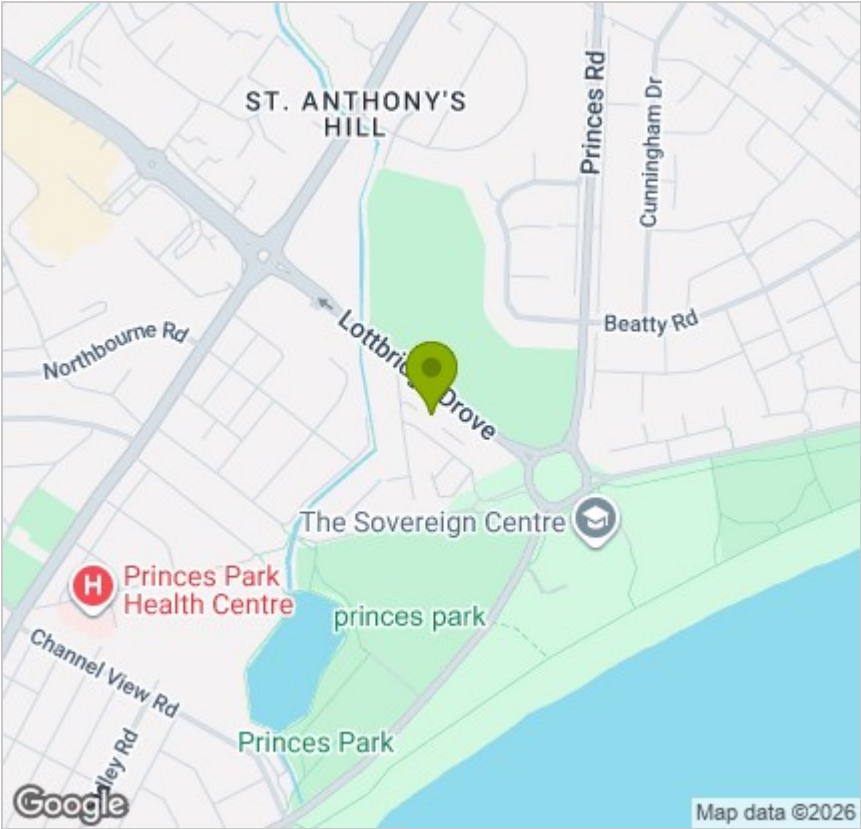


Viewing

Please contact us on 01323 723 500
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

