



OAKFIELD



Wartling Road, Eastbourne, BN22 7PL

Price Guide £300,000



## Wartling Road, Eastbourne, BN22 7PL

PRICE GUIDE: £300,000 - £320,000

Situated in a popular residential area of Eastbourne, this spacious three-bedroom family home offers well-proportioned accommodation throughout, a private rear garden and excellent potential for a new owner to put their own stamp on the property.

The accommodation comprises a generous living/dining room, providing a versatile space for both relaxing and entertaining, together with a separate kitchen which enjoys direct access to the private rear garden. Upstairs, there are three well-sized bedrooms and a family bathroom.

Whilst the property would benefit from some updating in areas, it offers a fantastic opportunity for buyers looking for a good-sized family home with scope to modernise and personalise to their own taste.

The private rear garden provides a pleasant outdoor space for families, entertaining or simply enjoying the warmer months, whilst the property's overall layout makes it particularly well suited to family life.

Wartling Road is conveniently positioned within easy reach of a range of local amenities, schools and everyday facilities, with good transport links providing access to Eastbourne town centre and surrounding areas. The seafront is also within easy reach, offering a wide selection of shopping, dining and leisure facilities.

The property is offered to the market chain free, making it an appealing option for buyers looking to move without the complication of an onward chain.





**Sitting/Dining Room**  
21'10" x 13'1" (6.66m x 4.00m)

**Kitchen**  
14'10" x 8'10" (4.52m x 2.69m)

**Utility Room**

**WC**

**Bedroom One**  
10'8" x 9'10" (3.25m x 3.00m)

**Bathroom**

**Bedroom Two**  
12'0" x 9'8" (3.67m x 2.95m)

**Bedroom Three**  
10'11" x 8'8" (3.34m x 2.65m)

**Council Tax Band C - £2,359.37 Per Annum**



Floor Plan

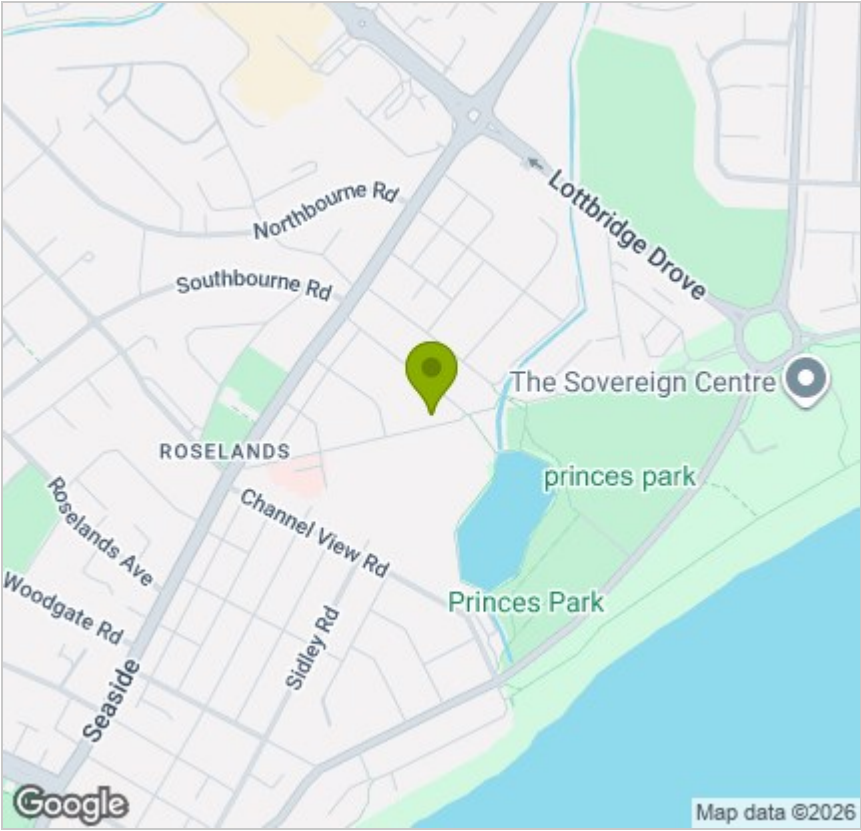


Viewing

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

