



**HOME + CASTLE**  
ESTATE AGENTS

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## Oak Tree Close, Eastbourne, BN23

Freehold | Park Home | 1 Bedrooms

Home + Castle are pleased to advertise this CHAIN FREE, immaculately presented, 1 bedroom detached Park Home located in the sought after Eastbourne Heights development. Features gas central heating, double glazing, garden to 3 sides and off-road parking for 1 car. Lovely property in very nice setting.

**FOR SALE**  
**FREEHOLD**  
**£100,000**

### **Dimensions**

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

### **Approach**

Off-road parking for 1 car. Area of hardstanding which could be used for pot plants. Gate to side and rear of property. Steps to front door.

### **Hall**

Small hall with cupboard housing Worcester Combi Boiler.

### **Kitchen/Living Room 12'2" max x 11'4" (3.71m max x 3.45m)**

Triple aspect with double glazed bay windows to front and side with Double glazed French doors to rear garden. Kitchen with a range of cupboards, drawers plus integrated tall fridge freezer and integrated washing machine. Ceiling light plus spotlights above kitchen area. Power points, aerial point and radiator. Carpet with small section of wood effect vinyl.

### **Bedroom 11'4" x 7'4" (3.45m x 2.24m)**

Built-in wardrobes and dressing table. Ceiling light, carpet, radiator, double glazed window to side of property. Power points. Thermostatic control on wall.

### **Shower Room 7'3" x 4'6" (2.21m x 1.37m)**

Shower cubicle, WC and basin with mirrored cabinet above. Ceiling light, radiator, towel rails x 2 plus wall mounted storage cabinet. Vinyl flooring and opaque double glazed window to rear of property.

### **Outside**

The south facing low maintenance garden, mainly covered in beach stones/pebbles, wraps around the property on 3 sides offering options to catch the sun at any time of day. Mature plants, shrubs and hedging. side gate for access to front of property.

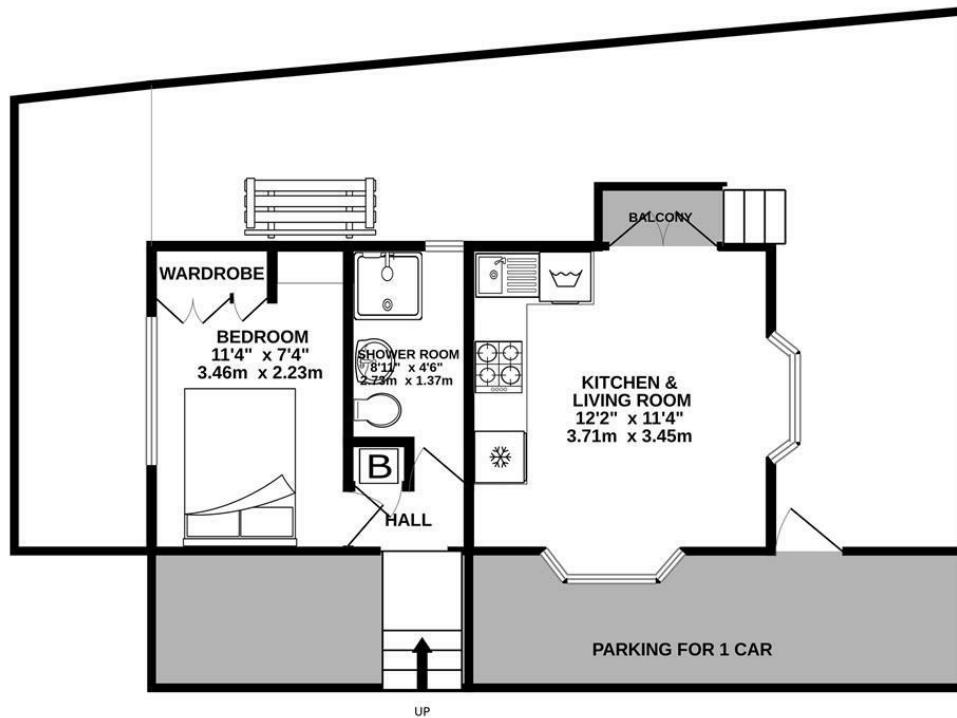
### **General information**

The site fees are £225.95 pcm.



# Floor Plan

1 BEDROOM PARK HOME  
648 sq.ft. (60.2 sq.m.) approx.

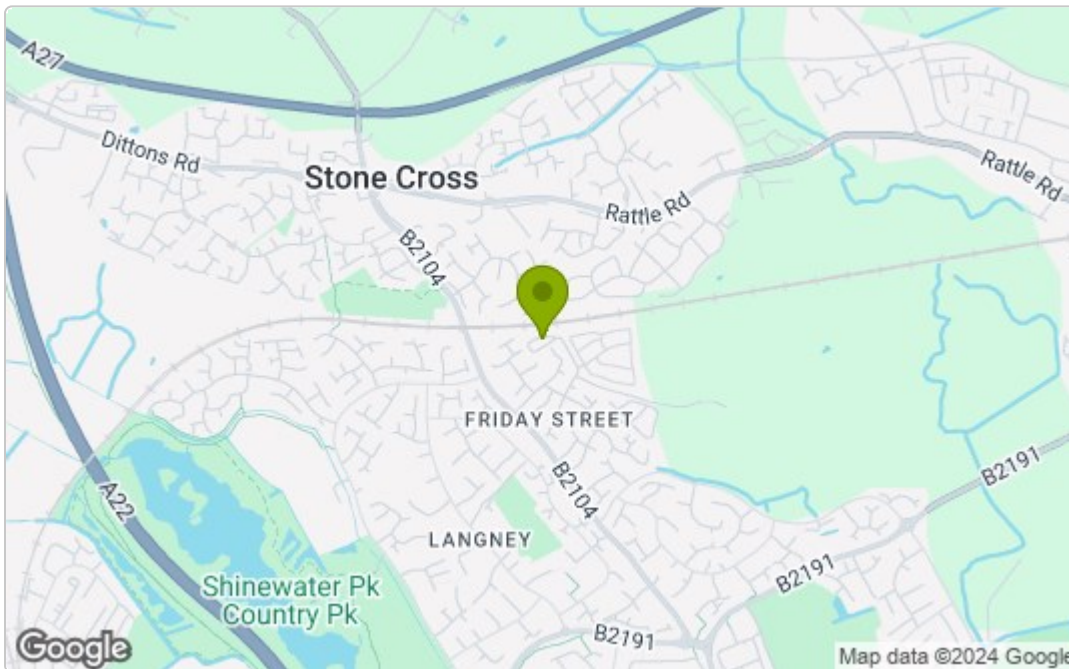


1 BEDROOM DETACHED PARK HOME

TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

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.