



OXFORD FAMILY ESTATES  
Property Sales and Services



Tylers House, 22, Tylers Close, Chapel St. Leonards  
£260,000

3 1 2



Great opportunity to purchase a Detached 3 double bedroom Dormer Bungalow one bedroom being downstairs along with the main bathroom and two upstairs with an en-suite w/c. There is a good size kitchen and through lounge/diner flowing onto a large conservatory. There is a garage with an electric roller shutter door that is currently set up as a bar and games room which flows nicely off the rear patio area. The property has Oil fired central heating and can come fully furnished for the same price making moving easier. The property is in a well sought after area of Chapel St Leonards being very close to the village green, the sea front and all local amenities. NO ONWARD CHAIN.

**Kitchen** 3.85m x 3.53m (12'7" x 11'6")

**Hallway**

**Bathroom** 2.29m x 1.49m (7'6" x 4'10")

**Bedroom 3** 3.40m x 2.74m (11'1" x 8'11")

**Lounge Diner** 6.30m x 3.00m (20'8" x 9'10")

**Conservatory** 3.55m x 3.40m (11'7" x 11'1")

**Master Bedroom** 4.94m x 3.02m (16'2" x 9'1")

**En-suite** 1.71m x 0.86m (5'7" x 2'9")

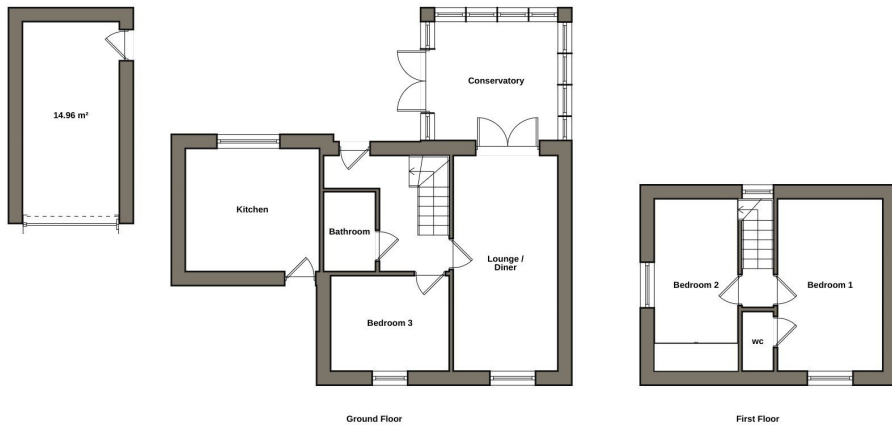
**Bedroom 2** 4.94m into cupboard x 2.40m (16'2" into cupboard x 7'10")

**Garage** 5.38m x 2.78m (17'7" x 9'1")

**Outside**

The front of the property is block paved providing space for parking and access to the garage. To the side is the Oil tank for the central heating system and a side gate giving access to the rear. The rear of the property is nicely paved to provide a great private patio area.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- No Onward Chain
- 3 Double Bedrooms
- Large Conservatory
- Downstairs Bedroom & Bathroom
- Patio Area
- Detached Dormer Bungalow
- Lounge Diner
- Oil Central Heating
- Great Central Location
- Tax Band C, EPC Rating C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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