



OXFORD FAMILY ESTATES  
Property Sales and Services



8 Crown Avenue, Chapel St. Leonards

£225,000

3 1 0



Oxford Family Estates are pleased to present this 3 Double Bedroom Bungalow only a few minutes walk from the sea front. The property is well presented and has a new modern bathroom and benefits from an additional sun room. On a nice low maintenance plot and with NO ONWARD CHAIN viewing is highly recommended.

### Entrance Hallway

**Kitchen** 2.94m max x 3.11m max (9'7"max x 10'2"max )

**Lounge** 4.20m x 3.02m (13'9" x 9'10")

**Sun Room** 2.58m x 4.40m (8'5" x 14'5")

**Utility** 1.81m x 1.16m (5'11" x 3'9")

**Bedroom 1** 3.91m x 3.31m (12'9" x 10'10")

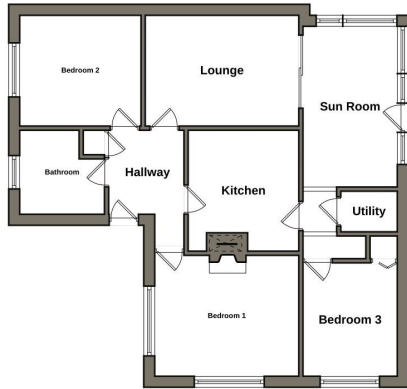
**Bedroom 2** 3.32m x 3.03m (10'10" x 9'11")

**Bedroom 3** 2.77m x 4.07m (9'1" x 13'4")

**Bathroom** 2.32m max x 2.30m max (7'7"max x 7'6"max)

**Outside** The property has a paved patio area and access all round the outside. Small shed to the rear outside the sun room. Off street parking.





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

- 3 Double bedrooms
- Corner plot
- modern bathroom
- Close to village amenities
- Electric Heating
- Detached bungalow
- Lounge & sun room
- 350 yards from beach promenade
- New carpets throughout
- Tax Band B, EPC Rating E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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