



OXFORD FAMILY ESTATES  
Property Sales and Services



# Tylers Close, Chapel St Leonards

£190,000

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**NO ONWARD CHAIN** Oxford Family Estates are pleased to offer to the market a **DECEPTIVELY SPACIOUS** 2 Double Bedroom Semi Detached Bungalow in a popular residential part of the village. The property offers space for dining in the lounge or the kitchen and a nice modern bathroom. Outside it has nice low maintenance gardens and has access to the watercourse behind, which is great for fishing enthusiasts. With **NO ONWARD CHAIN** early **viewing is recommended to truly appreciate the size of the rooms on offer.**

**Hallway** 0.79m x 2.02m (2'7" X 6'7")

**Kitchen** 3.15m max x 4.79m (10'4" max x 15'8")

**Lounge diner** 3.65m max x 6.72m (11'11" x 22')

**Bathroom** 2.60m x 2.16m (8'6" x 7'1")

**Bedroom 1** 3.57m x 5.06m (11'8" x 16'7")

**Bedroom 2** 2.69m x 3.52m (8'9" X 11'6")

### Outside

The front of the property has a good size driveway providing ample off road parking with the rest being stoned with nice raised flower beds containing various shrubs. There is a gate giving access to the side and rear of the property where there is a shed and a gate leading out onto the watercourse which is drained off out to sea and can be fished.





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

- NO ONWARD CHAIN
- 2 Double Bedrooms
- Kitchen Diner
- Sought After Location
- Enclosed Private Garden
- Semi Detached Bungalow
- Lounge Diner
- Off Road Parking
- LPG Central Heating
- Tax Band B EPC Rating E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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