



Oak Tree Lane, Eastbourne BN23 8BB

welcome to

Oak Tree Lane, Eastbourne

A four bedroom family home located in a popular residential location, having been extensively modernised by the current owners the property comprises of a modern kitchen and bathroom and is newly carpeted and decorated throughout. Externally the property offers garden and off road parking.



Entrance Hall

Having door to front aspect with inner lobby area for storage space. Door into:-

Lounge

16' 3" x 11' 4" (4.95m x 3.45m)

With double glazed patio doors to the front aspect, opening out onto front garden, luxury vinyl flooring, electric fire and a radiator. Door leading through to:-

Dining Room

12' x 7' 6" (3.66m x 2.29m)

(Currently used as a playroom) Having two double glazed windows to the rear aspect, overlooking the garden. Radiator, luxury vinyl flooring and door leading through to:-

Kitchen

11' 11" x 8' 11" (3.63m x 2.72m)

Having a modern kitchen with range of wall and base units, incorporating stainless steel sink and drainer, electric oven and gas hob. Space and plumbing for washing machine and dishwasher, space for fridge-freezer. Double glazed window to the rear aspect, luxury vinyl flooring and large under stairs storage cupboard housing hot water tank and water pump supplying great water pressure to upstairs Double glazed door to rear garden.

Cloakroom

Having low-level W.C, wash hand basin radiator and luxury vinyl flooring.

Landing

Stairs leading to first floor landing with a radiator.

Bedroom Two

11' 10" x 11' 5" (3.61m x 3.48m)

Double glazed window to the front aspect and radiator. With recently fitted quality carpet.

Bedroom Three

14' 5" x 7' 9" (4.39m x 2.36m)

Having double glazed window to the rear aspect and radiator.

Bedroom Four

12' x 5' 11" (3.66m x 1.80m)

Double glazed window to the front aspect and a radiator. With recently fitted quality carpet.

Bathroom

Double glazed window to the rear aspect, separate shower cubicle with shower, paneled bath, low-level W.C, wash hand basin, spotlights and heated towel rail.

Landing

Stairs leading to top floor landing with a storage cupboard.

Bedroom One

14' 8" x 13' (4.47m x 3.96m)

Having two skylight windows (one being a fire exit) to the front aspect and one skylight window to the rear aspect, various eaves storage areas, and further large storage cupboard.

Rear Garden

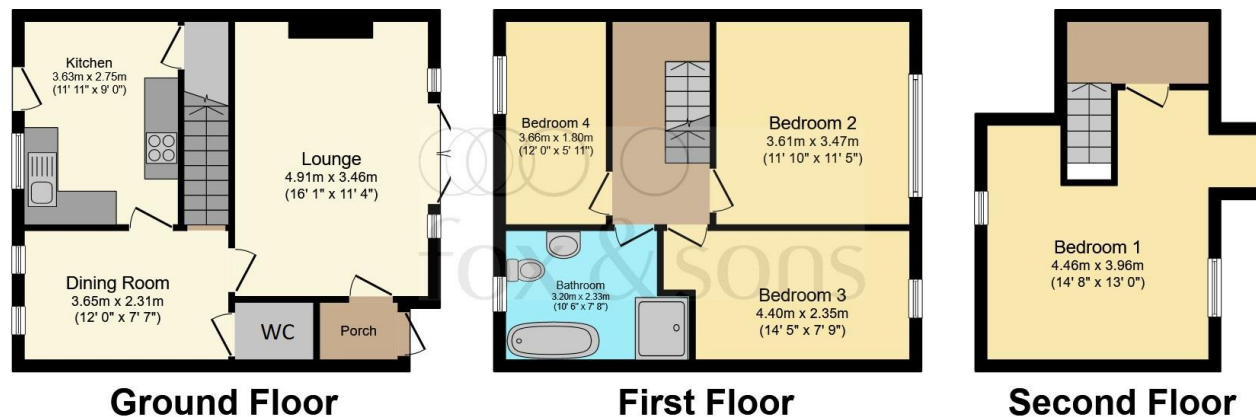
Paved area with fence surround and ample seating area.

Parking

Having paved driveway providing off road parking for two cars, enclosed by fence and having double gates leading to the road.

Further Garden

The property further benefits from a plot of land within close proximity to the property. This land is currently unused and we are able to provide more information upon request.



Total floor area 108.6 m² (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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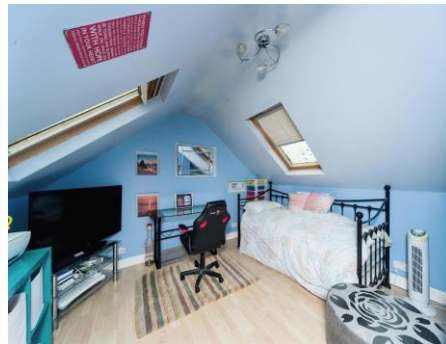
Oak Tree Lane, Eastbourne

- Four Bedrooms
- Sought After Location
- Safe no through road
- Modernised Throughout
- Off Road Parking
- Local amenities of playground opposite, with nearby schools, shops, doctors and bus routes

Tenure: Freehold EPC Rating: C

guide price

£280,000-£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LGL111027 - 0007

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fox & sons



01323 735561



langney@fox-and-sons.co.uk



20 Winston Crescent, Langney, EASTBOURNE,
East Sussex, BN23 6NL



fox-and-sons.co.uk