



OAKFIELD



St Phillips Avenue, Eastbourne, BN22 8NB

Asking Price £340,000



3



1



2



D



## St Phillips Avenue, Eastbourne, BN22 8NB

Welcome to St Phillips Avenue, Eastbourne - a charming semi-detached house that exudes warmth and character.

This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's ample space for the whole family to unwind and recharge.

Situated in a great location, this home offers convenience and accessibility. The presence of a driveway ensures that parking will never be a hassle, providing you with ease and comfort as you come and go. Both the driveway and 'Wren' kitchen inside the property are only two years old.

The nice finish of the property adds a touch of elegance, making it a welcoming space to call your own.

The garden has been recently finished to a beautiful standard and has no properties overlooking from the rear. There is also a small brick outhouse used for storage.

This three-bedroom semi-detached house offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this house your home sweet home.







**Kitchen**

10'1 x 6'7 (3.07m x 2.01m)

**Dining Room**

10'9 x 10'7 (3.28m x 3.23m)

**Lounge**

15'2 x 11'8 (4.62m x 3.56m)

**Bedroom 1**

13'11 x 10'2 (4.24m x 3.10m)

**Bedroom 2**

11'10 x 10'8 (3.61m x 3.25m)

**Bedroom 3**

10'9 x 7'7 (3.28m x 2.31m)

**Council Tax Band - B £1879**

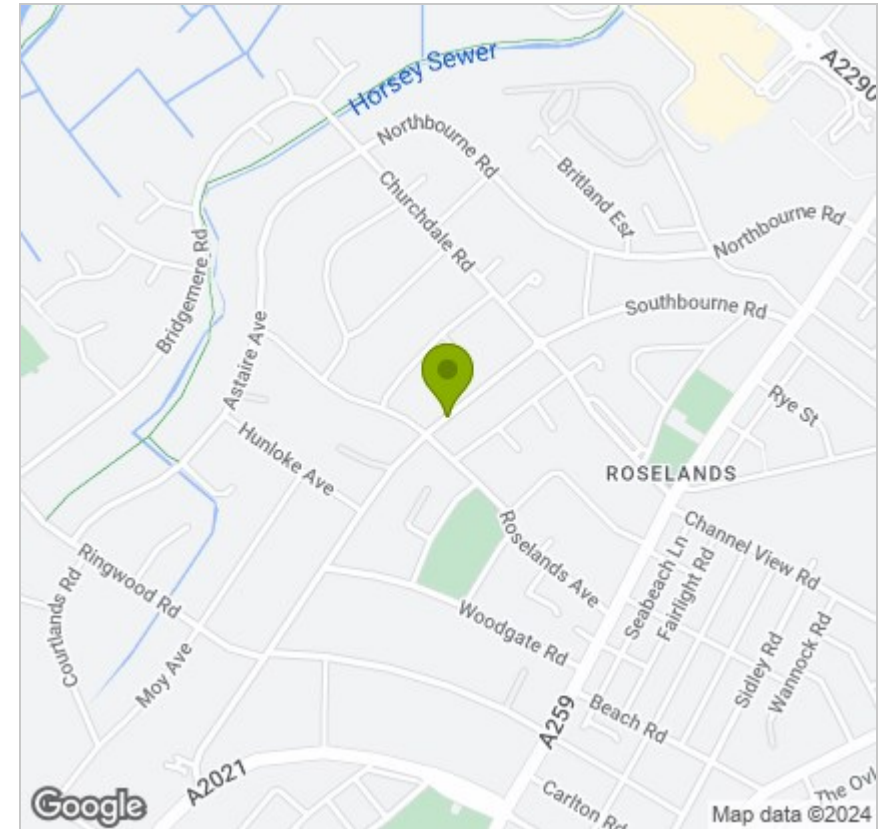




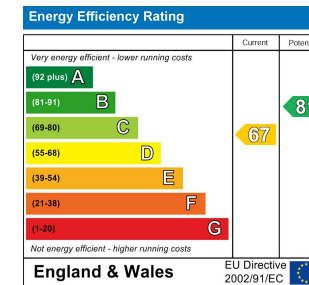
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.