



OAKFIELD



Columbus Drive, Eastbourne, BN23 6RR

Asking Price £535,000



## Columbus Drive, Eastbourne, BN23 6RR

Nestled in the serene and picturesque Columbus Drive of Eastbourne, this four bedroom detached house is a true gem waiting to be discovered. Built in 1999, the property boasts a spacious interior, perfect for those seeking a generous living space.

With its prime location close to the seafront, you can enjoy the calming sounds of the waves and the fresh sea breeze right at your doorstep. The tranquillity of the area makes it an ideal retreat from the hustle and bustle of everyday life.

Owned by the same owner since its inception, this property has been well-maintained and cared for, ensuring a high standard of living for its future residents. Since being built, a great sized conservatory has been added onto the dining room to make the already spacious property even bigger! There is also internal access to the garage.

If you are looking for a peaceful abode in a quiet neighbourhood, this property on Columbus Drive is the perfect place to call home. Don't miss the opportunity to own a piece of paradise in this sought-after location.





### **Living room**

10'2" x 15'10" (3.10 x 4.84)

### **Dining room**

10'4" x 9'4" (3.16 x 2.87)

### **Conservatory**

12'5" x 11'4" (3.79 x 3.47)

### **Kitchen**

14'9" x 10'6" (4.50 x 3.21)

### **Bedroom One**

13'0" x 10'4" (3.97 x 3.15)

### **Bedroom Two**

9'6" x 10'4" (2.92 x 3.15)

### **Bedroom Three**

6'11" x 10'9" (2.11 x 3.30)

### **Bedroom Four**

8'9" x 12'6" (2.67 x 3.83)

### **Bathroom**

8'4" x 7'1" (2.56 x 2.16)

### **Garage**

8'4" x 18'2" (2.56 x 5.55)

**Council Tax Band E - £2953**

## Floor Plan

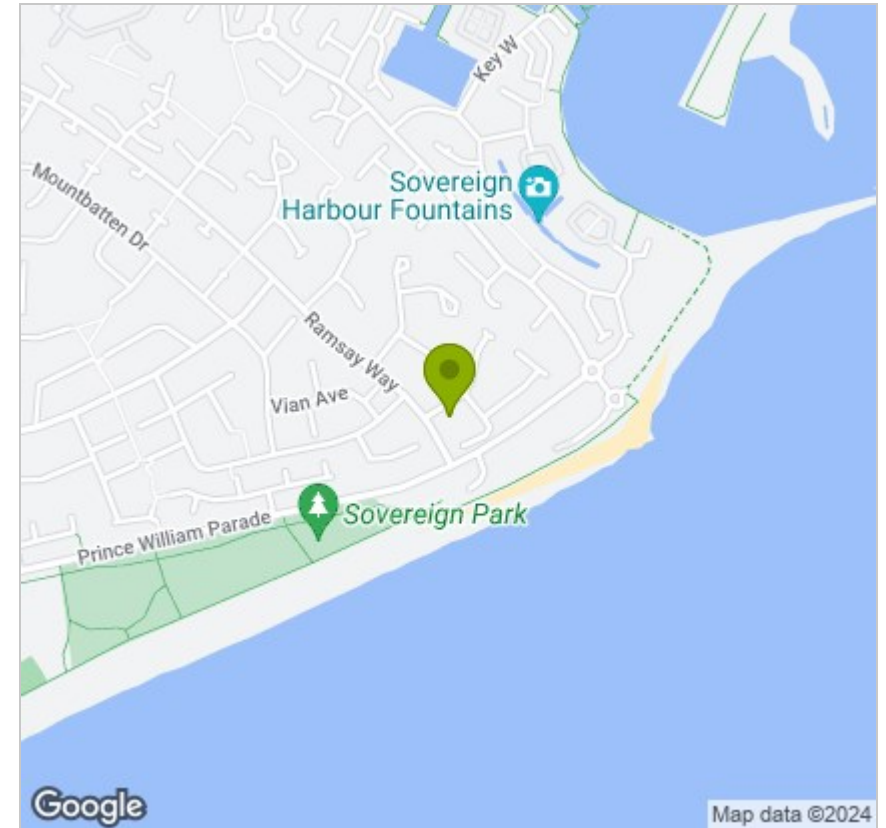


## Viewing

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

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(11-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	