

**Valuers, Land & Estate Agents**

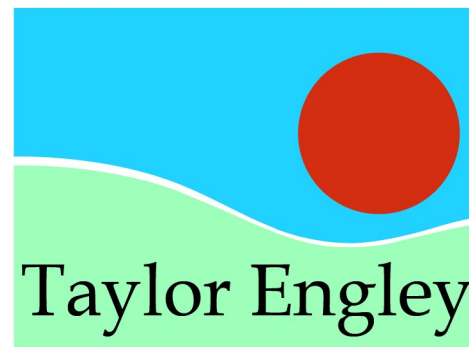
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**3 Oxendean Gardens, Lower Willingdon, Eastbourne, East Sussex, BN22 0RP**  
**Guide Price £329,500 Freehold**

**An excellent opportunity arises to acquire this well presented and much improved THREE BEDROOMED TERRACED HOME, located in the popular Lower Willingdon area. The property is considered to be in very good decorative order having the benefit of gas fired central heating and double glazed windows. Features include a spacious and extended kitchen/dining room to the rear, separate sitting room, rear garden with westerly aspect and on-site garage.**



The property is located in the popular Lower Willingdon area occupying a level location and being within walking distance of local shops at Freshwater Square, off Anderida Road. Bus services pass along the nearby Seven Sisters Road and Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four miles distant. Mainline railway stations can also be found at Polegate and Hampden Park.

**\* POPULAR LOWER WILLINGDON AREA \* LEVEL LOCATION \* WELL PRESENTED ACCOMMODATION \* SITTING ROOM \* SPACIOUS AND EXTENDED FITTED KITCHEN/DINING ROOM \* THREE BEDROOMS \* BATHROOM \* REAR GARDEN ENJOYING WESTERLY ASPECT \* ON-SITE GARAGE TO REAR \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZED WINDOWS \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Tiled flooring, radiator, central heating programmer, understairs storage recess with fitted shelving, cupboard housing electric meter and consumer unit.

### Sitting Room

14'10 x 10'8 max (4.52m x 3.25m max)  
(Maximum measurements including depth of chimney breast).  
Range of fitted shelving, fireplace recess, radiator, outlook to front.

### Kitchen/Dining Room

17'10 max x 16'10 max (5.44m max x 5.13m max)  
(16'10 max reducing to 14'4)  
Maximum measurements including depth of fitted units.  
Extended feature room comprises single drainer one and a half bowl sink unit with mixer tap, work surface, range of base and wall mounted cupboards, island unit, Beko eye level electric oven with cupboard above and below, ceramic hob, Beko slimline dishwasher, space and plumbing for washing machine, space for fridge/freezer, downlighters, skylight window, partial underfloor heating, Bi-fold doors opening onto rear garden.

Stairs rising from hall to:

### First Floor Landing

Built-in cupboard with shelving, loft hatch to roof space with fitted loft ladder and light, loft space housing Baxi wall mounted gas fired boiler.

### Bedroom 1

12'10 x 9'10 max (3.91m x 3.00m max)  
(Measurements exclude door recess)  
Radiator, outlook to front.

### Bedroom 2

10'10 x 8'7 + door recess (3.30m x 2.62m + door recess)  
Radiator, outlook to rear with far reaching views towards the South Downs National Park.

### Bedroom 3

9'9 max x 6'10 max (2.97m max x 2.08m max)  
(Maximum measurements including depth of stairwell box).  
Radiator, stairwell box with fitted cupboard and shelving over, outlook to front.

### Bathroom

Bath with rainhead style shower unit over, shower screen, wall mounted wash hand basin set into drawer unit, low level wc, heated towel rail, tiled floor, downlighters.

### Outside

#### Front Garden

Having lawned area with various shrubs.

#### Rear Garden

Enjoying a westerly aspect and having full width patio to immediate rear, area of lawn and some shrubs, outside lighting, outside tap, gate providing access to rear and personal door opening to garage.

#### Garage

15'11 max to door x 7'9 max (4.85m max to door x 2.36m max)  
(Maximum measurements including depth of internal structures and fittings).  
Up and over door to front, light and power, personal door to rear opening to rear garden.

#### COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council - currently £2,149.92 until March 2025.

#### BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

#### FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

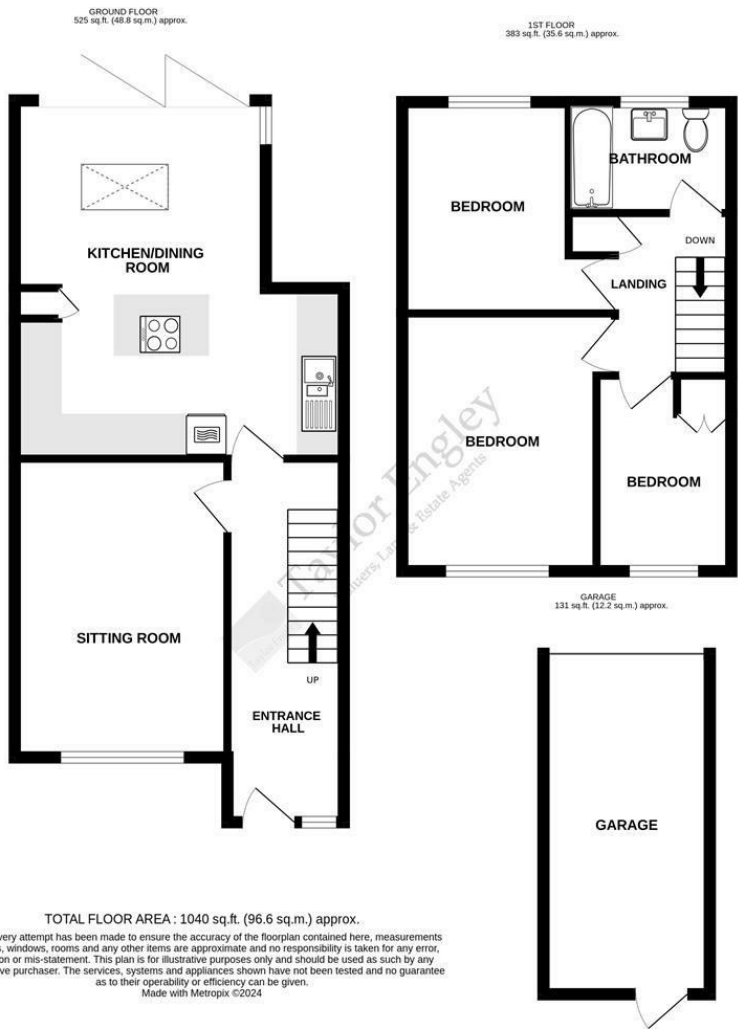
#### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLELY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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