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**Taylor Engley**



**22 Oxendean Gardens, Lower Willingdon, Eastbourne, East Sussex, BN22 0RR**  
**Asking Price £275,000 Freehold**

**An opportunity arises to acquire this THREE BEDROOMED TERRACED HOME, located in the popular Lower Willingdon area. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating. Features include a spacious sitting/dining room, conservatory, a garage in nearby block and distant views of the South Downs National Park. EPC=C.**



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 \* SPACIOUS SITTING ROOM/DINING ROOM \* CONSERVATORY \* THREE FIRST FLOOR BEDROOMS \* BATHROOM \* GAS FIRED CENTRAL HEATING \* GARDENS TO FRONT AND REAR \* GARAGE IN BLOCK \* VIEWS OF COUNTRYSIDE FROM THE REAR AND DISTANT VIEWS OF THE SOUTH DOWNS NATIONAL PARK FROM THE FRONT \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Porch

Door opening to:

### Hall

Radiator with cover, double doors opening to:

### Sitting/Dining Room

#### Sitting Room Area

14' max x 13'4 max (4.27m max x 4.06m max)

(13'4 max including depth of chimney breast)

Radiator, understairs storage cupboard, outlook to front with views of the South Downs National Park in the distance, wide arch opening to:

#### Dining Area

8'10 x 7'10 (2.69m x 2.39m)

Radiator, tiled floor, door to conservatory and opening to:

### Kitchen

8'8 max x 8'3 max (2.64m max x 2.51m max)

(Maximum measurements include depth of fitted units)

Comprises: range of base and wall mounted cupboards, work surface with tiled splash back and inset single drainer sink unit, under counter electric oven, four burner gas hob, space and plumbing for dishwasher, for under counter fridge, wall mounted cupboard housing Remeha gas fired boiler.

Door from dining area to:

### Conservatory

13'11 max x 9'10 max (4.24m max x 3.00m max)

(13'11 max x 9'10 max to window)

Fitted work top, space and plumbing for washing machine, space for tumble dryer, doors opening to rear garden.

Stairs Rising from hall to:

### First Floor Landing

Double built-in cupboard, loft hatch to roof space with fitted loft ladder and light.

### Bedroom 1

11'3 max x 10'2 max (3.43m max x 3.10m max )

Double built-in wardrobe cupboard, radiator, outlook to rear with a view towards countryside.

### Bedroom 2

9'8 x 8'2 (2.95m x 2.49m)

(Measurements exclude door recess)

Built-in wardrobe cupboard recess, radiator, views of the South Downs National Park in the distance.

### Bedroom 3

7'10 x 6'4 (2.39m x 1.93m)

Radiator, built-in cupboard recess, views of the South Downs National Park in the distance.

### Bathroom

Shaped bath with mixer tap and shower attachment, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, tiled walls, window to rear.

### Outside

#### Front Garden

Laid mainly to lawn, views of the South Downs National Park in the distance.

#### Rear Garden

Laid to lawn, paved areas and border with some shrubs, gate to rear.

#### Garage in Block

15'10 max x 7'10 max (4.83m max x 2.39m max)

(Maximum measurements include depth of internal pillars, structures and fittings)

Up and over door to front.

### COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council.

### 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)

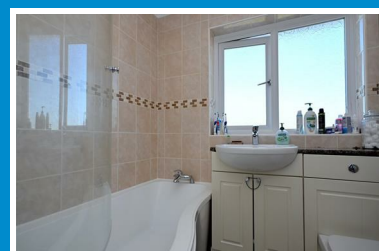
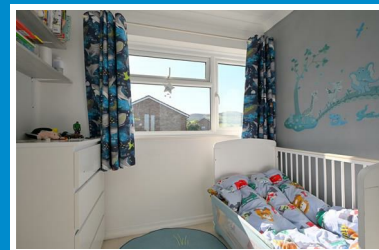
### FOR CLARIFICATION:

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 ENGLE.





| 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>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 70      | 80        |
| <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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