



Oak Tree Close, Eastbourne, BN23 8DG

£239,950

**EASTBOURNE PROPERTY SHOP**

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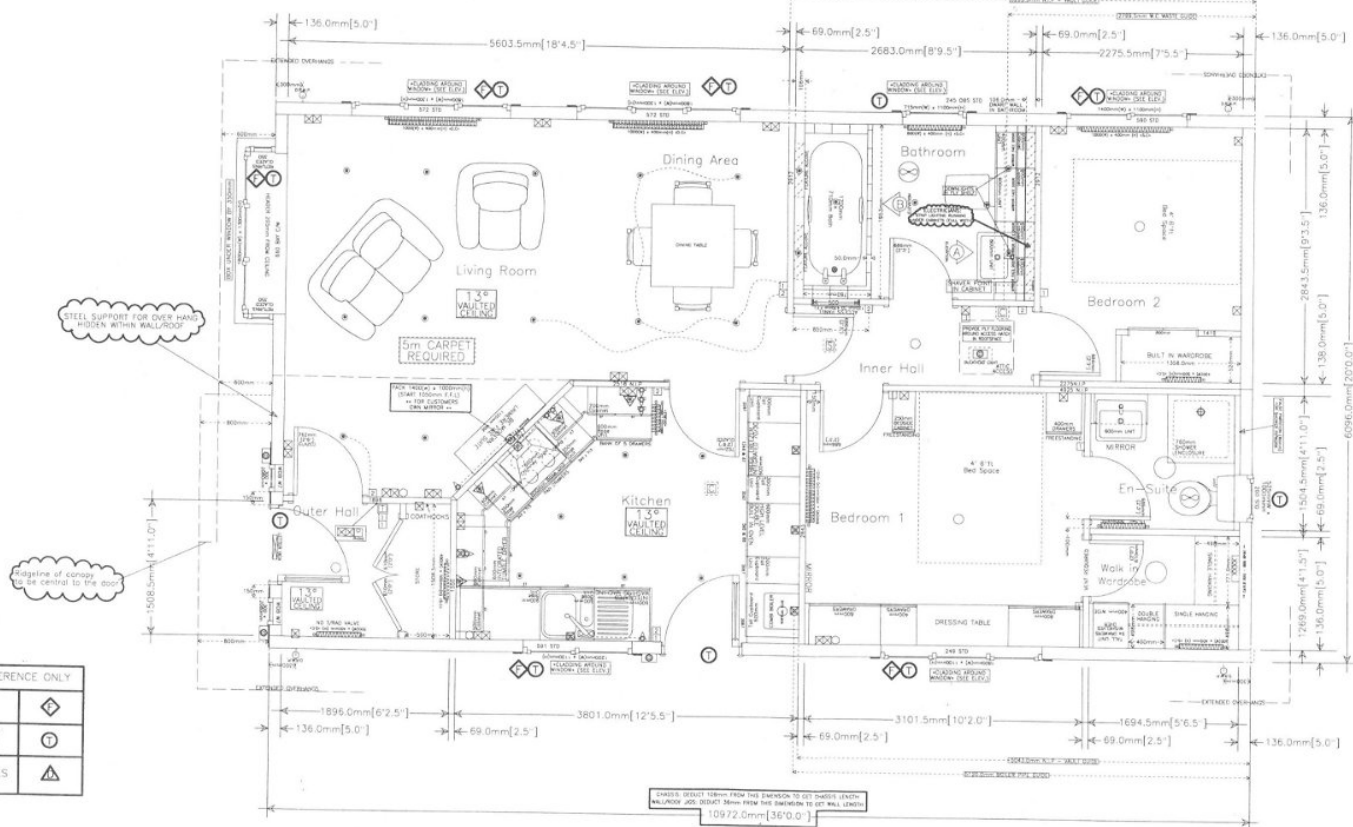
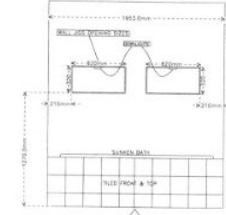
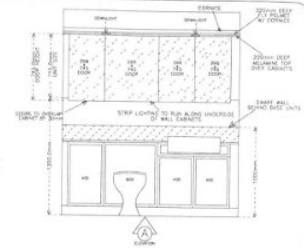
## Oak Tree Close, Eastbourne, BN23 8DG

Eastbourne Property Shop are delighted to offer to the market this exceptional two-bedroom bungalow located in the popular development in Oak Tree Close. The bungalow approximately two and a half years old with a remaining Platinum Seal 10 year warranty, and comprises of lounge / diner, modern fitted kitchen with built in appliances, two double bedrooms with master having en suite bathroom and a wardrobe / dressing room. The property also has front, rear and side gardens and parking for numerous cars being offered CHAIN FREE.









CUSTOMER REFERENCE ONLY	
FIRE ESCAPE	⬠
TRICKLE VENT	⓪
LPG GAS DISPERSAL HOLES (IF APPLICABLE)	⚠

**LEGEND**

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⓪	Extractor	⓪	External light	⓪	Light switch	⓪	Retractable down pipe
⓪	Single power point	⓪	Ceiling Rose (Light)	⓪	Two-way light switch	⓪	Extractor fan
⓪	Double power point	⓪	Wall light	⓪	Three-way light switch	⓪	Soil and vent pipe
⓪	1 x Pipe	⓪	TV light (under cavity panels)	⓪	Thermostat	⓪	Smoke Detector
⓪	Spot Point	⓪	Recessed Downlighter	⓪	Electric meter box	⓪	Carbon Monoxide Detector
⓪	Phone point back box	⓪	Recessed Downlighter (under cavity panels)	⓪	Consumer unit		
⓪	Door opening to a separate switch	⓪	Under cavity panel (recessed etc)				

**MEASUREMENTS NOTE**  
FOR CONSTRUCTION PURPOSES REFER TO THE DIMENSIONS IN MILLIMETRES. THE IMPERIAL DIMENSIONS ARE APPROXIMATIONS

TOTAL FLOOR AREA (FOR ADMIN USE ONLY)  
**62.31m<sup>2</sup>**  
VAULTED AREA - 33.20m<sup>2</sup>

REVISIONS	
Revised: 18/03/21	SV
AS NOTED PLAN	

**E.E.R.S INFORMATION**

PRDO NUMBER:	.....
VAULT AVE. HEIGHT (AVE. H.T. FRONT END WALL)	..... M
WINDOWS (INC. PAT & FRENCH)	..... M <sup>2</sup>
VELUX WINDOWS	..... M <sup>2</sup>
DOORS	..... M <sup>2</sup>
FUEL TYPE:	L.P.G NAT GAS OIL
TOTAL LIGHTS	
LOW ENERGY LIGHTS	
FLAT CEILING %	%
VAULTED CEILING %	%
EERS DONE ✓	

DRAWING AMENDMENT NUMBER:  
**1**  
O/No: 21/ 454

ISSUED TO PRODUCTION ✓ ISSUED TO PURCHASING ✓ ISSUED TO THE MILL ✓

**STALEY ALBION**

DRAWING NUMBER: 22396  
DRAWN BY: SD  
SCALE: 1:25 on A1/1:50 on A3  
DATE: 24/02/2021  
ESTIMATE NUMBER: 74240  
CUSTOMER NAME: BUNGALOW LIFESTYLE LTD

7 Mimram Road, Stone Cross, Pevensey, East Sussex, BN24 5DZ

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