



Oak Tree Close, Eastbourne, BN23 8DG

£239,950

EASTBOURNE PROPERTY SHOP

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Sales & Lettings

01323 764122

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.

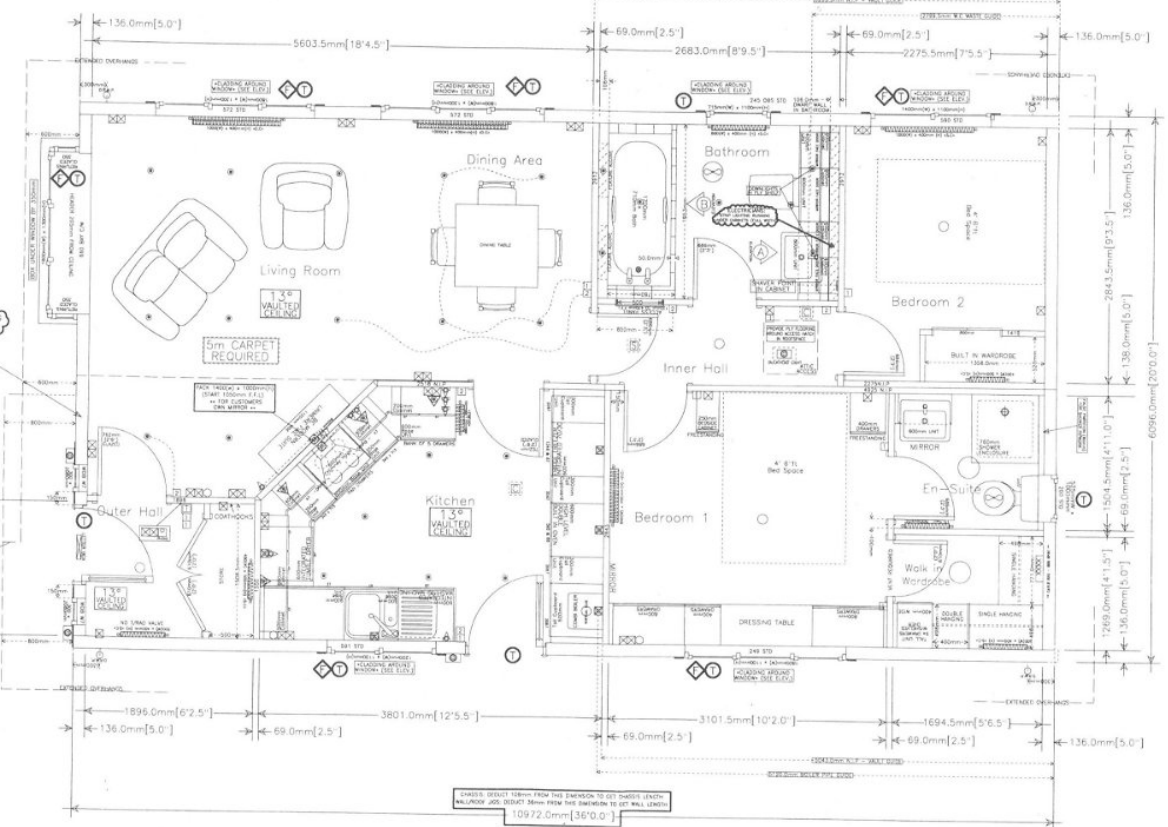
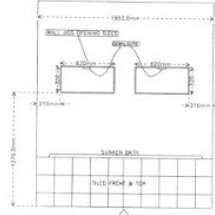
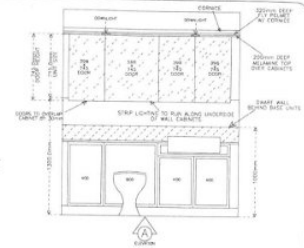












SKY SUPPORTS AS NOTED WITH BEING TO BE VISIBLE BY SUPPORTS

STEEL SUPPORT FOR OVER HANG HIDDEN WITHIN WALL/ROOF

ROOFLINE OF CANOPY TO BE CENTRAL TO THE DOOR

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

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊠	Extractor	⊠	Light switch	⊠	Retractor drain pipe	⊠	Extractor fan
⊠	Single power point	⊠	Ceiling Rose (Light)	⊠	Two-way light switch	⊠	Sell and vent pipe
⊠	Double power point	⊠	Wall light	⊠	Three-way light switch	⊠	Smoke Detector
⊠	1x Pipe	⊠	TV light (under cavity panels)	⊠	Thermostat	⊠	Carbon Monoxide Detector
⊠	Sky Point	⊠	Recessed Downlighter	⊠	Electric meter box		
⊠	Phone point back box	⊠	Recessed Downlighter (under canopy/ceiling etc)	⊠	Consumer unit		
⊠	Door opening to a separate switch						

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

TOTAL FLOOR AREA (FOR ADMIN USE ONLY)
62.31m²
VAULTED AREA - 33.20m²

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 ²
VELUX WINDOWS M ²
DOORS M ²
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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