



TOWN PROPERTY



01323 412200

Freehold



2 Bedroom



1 Reception



1 Bathroom

£340,000



22 Oldfield Avenue, Eastbourne, BN20 9PU

An extremely well presented two bedroom semi detached bungalow set in lovely lawned gardens and with stunning views of the South Downs from the front. Enjoying a superb location in Willingdon, the bungalow benefits from two double bedrooms, both with fitted wardrobes, bay windowed lounge to the front with Downland views, a refitted kitchen and bathroom and a conservatory. There are sizeable lawned gardens to the front and rear and a shared driveway leading to the garage with an up and over door. Local shops can be found nearby at Willingdon Triangle and Polegate high street with its mainline railway station is within one mile. An internal inspection comes highly recommended.

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Main Features

- Semi Detached Bungalow
- 2 Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Modern Bathroom/WC
- Secluded Lawned Garden
- Shared Driveway
- Garage
- Views towards the South Downs

Entrance

uPVC entrance door with stained glass to-

Entrance Hallway

Radiator. Wood effect flooring. Dado rail. Loft hatch (not inspected).

Lounge

15'7 x 10'10 (4.75m x 3.30m)

Wood effect flooring. Coved ceiling. Radiator. Feature fireplace with inset coal effect fire. TV point. Double glazed bay window to front aspect.

Fitted Kitchen

8'10 x 8'7 (2.69m x 2.62m)

Fitted range of wall and base units. Worktop with inset single drainer sink unit and mixer tap. Cooker point with stainless steel splashback and extractor cooker hood. Plumbing and space for washing machine. Part tiled walls. Wood effect flooring. Double glazed window to rear aspect. Cupboard housing gas boiler. Wall mounted drop down table. Doorway to-

Conservatory

13'11 x 8'10 (4.24m x 2.69m)

Radiator. Wood effect flooring. Cupboard housing fridge freezer. Double glazed windows and door to garden.

Bedroom 1

12'10 x 9'10 (3.91m x 3.00m)

Radiator. Wood effect flooring. Fitted wardrobes with mirrored doors. TV point. Double glazed doors to conservatory.

Bedroom 2

10'0 x 7'11 (3.05m x 2.41m)

Radiator. Coved ceiling. Wood effect flooring. TV point. Built in double wardrobe. Double glazed window to front aspect.

Modern Bathroom/WC

White suite comprising of panelled bath with shower over and shower screen. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator. Frosted double glazed window.

Outside

The wonderful rear gardens provide a high level of seclusion. Mainly laid to lawn, there is an area of decking, gated side access and mature trees and shrubs.

To the front there are further lawned gardens and a share driveway that leads to the garage with its up and over door.

Council Tax Band = C