



TOWN PROPERTY



01323 412200

Freehold



3 Bedroom



1 Reception



1 Bathroom

£319,950



86 Oxendean Gardens, Eastbourne, BN22 0RS

A well presented three bedroom end of terraced house with a beautiful westerly facing rear garden. Enviably situated in Lower Willingdon the house offers spacious and well proportioned accommodation comprising of lounge/dining room, refitted kitchen and patio doors to the conservatory. The first floor has three bedrooms and a refitted shower room. The house sits in pleasant front and rear gardens that offer a high level of seclusion and there is a garage to the rear in a nearby block. Local shops can be found at the nearby Freshwater Square. An internal inspection comes very highly recommended.

86 Oxendean Gardens,
Eastbourne, BN22 0RS

£319,950

Main Features

- End Terraced House
- Three Bedrooms
- Lounge
- Dining Area
- Kitchen
- Double Glazed Conservatory
- Shower Room/WC
- Westerly Facing Rear Garden
- Garage in Nearby Block
- CHAIN FREE

Entrance

Double glazed front door to-

Porch

Carpet. Double glazed window. Inner door to-

Hallway

Carpet. Radiator. French doors into-

Lounge

14'11 x 13'9 (4.55m x 4.19m)

Carpet. Radiator. Fireplace with inset electric fire and mantel above. Understairs cupboard.

Dining Area

8'8 x 8'0 (2.64m x 2.44m)

Carpet. Radiator. Double glazed sliding door to conservatory. Doorway to-

Kitchen

8'6 x 8'1 (2.59m x 2.46m)

Range of fitted white wall and base units, surrounding worktops with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Space and plumbing for dishwasher. Space for fridge freezer. Part tiled walls. Inset spotlights. Linoleum flooring. Double glazed window to rear aspect.

Double Glazed Conservatory

16'4 x 7'1 (4.98m x 2.16m)

Linoleum flooring. Utility area with space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Double glazed windows and door to rear.

Stairs from Ground to First Floor Landing

Airing cupboard housing newly fitted Valiant boiler. Carpet. Access to loft (not inspected).

Bedroom 1

11'0 x 10'2 (3.35m x 3.10m)

Radiator. Carpet. Space for wardrobe. Double glazed window to rear aspect.

Bedroom 2

9'7 x 8'2 (2.92m x 2.49m)

Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

Bedroom 3

7'10 x 6'1 (2.39m x 1.85m)

Carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

Shower Room/WC

Shower cubicle with wall mounted electric shower. Pedestal wash hand basin. Low level WC. Radiator. Linoleum flooring. Part tiled walls. Frosted double glazed window.

Outside

There westerly facing rear garden is mainly laid to lawn. There are well stocked flower beds and a shed. Gated access to the rear.

Garage

Located in nearby block. Up and over door.

COUNCIL TAX BAND = C

www.town-property.com | E. info@town-property.com | T. 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.