



41 Oxendean Gardens, Eastbourne, BN22 0RP

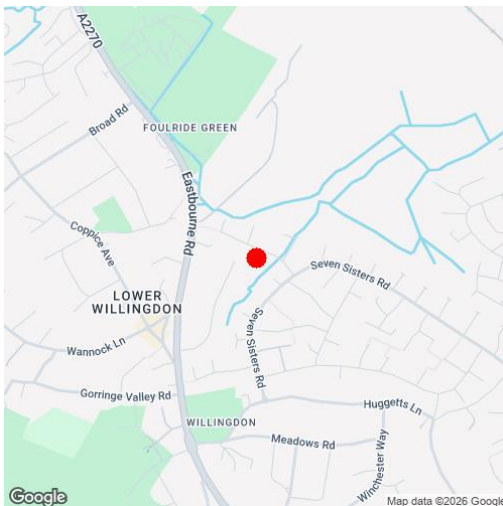
Price £349,950 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Located in a quiet cul-de-cac in the popular Lower Willingdon are is this three bedroom detached house with driveway and garage which is offered to the market chain free. This pleasant house, although in need of modernisation, offers great potential to be transformed into a wonderful home. Bright and spacious accommodation comprises entrance hall, open plan L-shaped sitting/dining room with dual aspect over front and rear gardens and with door leading into the kitchen which offers a comprehensive range of work surfaces, along with matching wall and base units with door to outside. There is the added convenience of a ground floor WC. Stairs rise from the entrance hall to the first floor landing where there are three bedrooms as well as the main family bathroom. The property enjoys gardens to the front and rear and there is a driveway leading to a single garage. Added benefits include being mostly double glazed and gas central heating. The property is located close to local amenities, schools as well as excellent road and bus links. The nearest train station is Polegate which offers good links to London, Gatwick and Brighton.





At a Glance:

- Three bedroom detached house
- Quiet cul-de-sac location in Lower Wilington
- In need of modernisation
- Chain Free
- Private front and rear gardens
- Driveway and garage
- L-shaped sitting/dining room
- Bathroom plus ground floor WC
- Kitchen
- Mostly double glazed and gas boiler radiators

Accommodation:

ENTRANCE HALL

DOWNSTAIRS WC

OPEN-PLAN SITTING/DINING ROOM

SITTING ROOM AREA
15'0" (4.57m) Max x 15'1" (4.6m)

DINING AREA
10'1" (3.07m) x 9'3" (2.82m)

KITCHEN
9'9" (2.97m) x 8'3" (2.51m)

FIRST FLOOR LANDING

BEDROOM 1
11'9" (3.58m) x 10'3" (3.12m)

BEDROOM 2
11'8" (3.56m) x 10'9" (3.28m)

BEDROOM 3
8'4" (2.54m) x 7'4" (2.24m)

BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

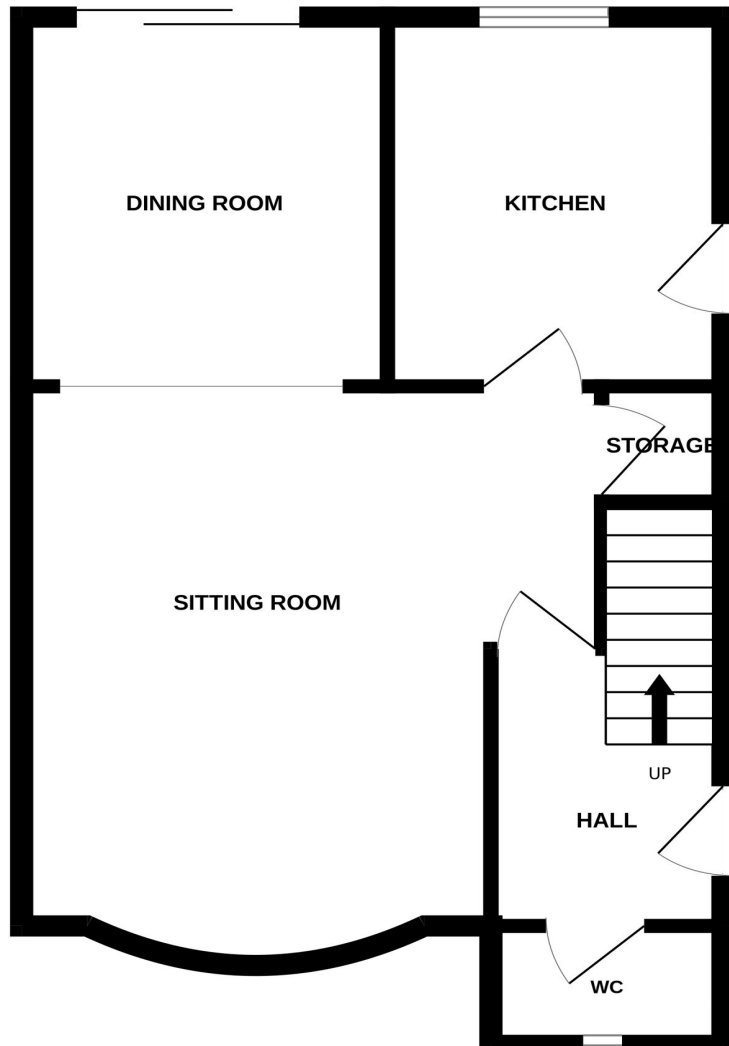
GARAGE

COUNCIL TAX:
Band "D"

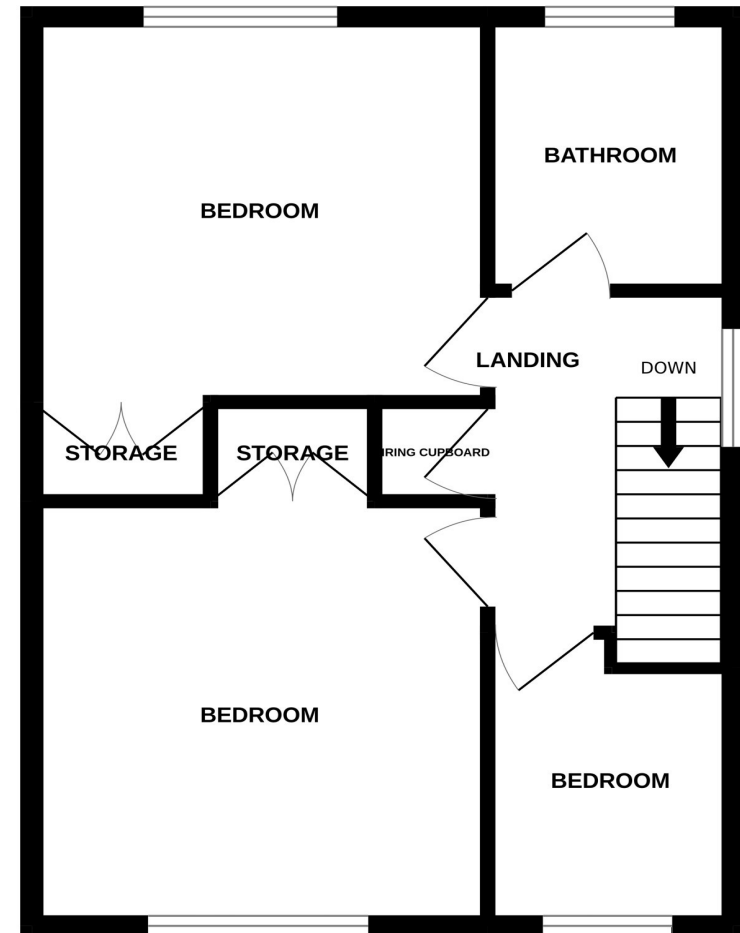
EPC:
T.B.C.



GROUND FLOOR



1ST FLOOR



Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.



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