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PRS Property
Redress
Scheme



41 Oxendean Gardens, Lower Willingdon, Eastbourne, East Sussex, BN22 0RP
£349,950, Freehold, Chain Free



Surr ridge Mison
ESTATES

We are delighted to present this excellent opportunity to purchase a bright & spacious detached home located in a sought after spot in Lower Willingdon, Eastbourne. Whilst requiring modernisation throughout, the home boasts three bedrooms, a bay fronted lounge plus dining area, kitchen with space for appliances, gardens, garage & driveway, all within close proximity to excellent schools and local shops.

Whilst benefitting from double glazing & gas central heating, the property will require any new owner to come in and put their stamp on the property. The accommodation on offer begins in an entrance hall, with a handy ground floor cloakroom. Into the lounge, with a bay window, and a built in storage cupboard housing the boiler. There is a dining area with patio doors leading onto the rear garden. The kitchen also allows for access to the rear garden, and has plenty of space for appliances. On the first floor, the landing has an airing cupboard and provides loft access. There are three good sized bedrooms, with the two biggest bedrooms boasting built in wardrobes. There is also a bathroom suite.

Outside, to the rear the garden has a patio area but is mainly laid to lawn. There is a shed and a summerhouse, gated side access and mature planting. To the front is a further lawned area and a driveway. There is also a garage, accessed via up & over door to the front and a personal door to the rear





Entrance Hall - 2.06m x 1.93m (6'9" x 6'4") Glazed opaque door to side and double glazed opaque window to side. Radiator. Carpeted. Stairs leading to first floor.

Cloakroom WC - 1.91m x 0.99m (6'3" x 3'3") Double glazed window to front. Radiator. Carpeted. Wash hand basin and W.C.

Lounge - 4.55m x 4.52m (14'11" x 14'10") Double glazed bay window to front. Radiator. Carpeted. Built in cupboard housing Ideal gas boiler and consumer unit.

Dining Area - 3m x 2.82m (9'10" x 9'3") Patio doors leading to rear garden. Radiator. Carpeted.

Kitchen - 3.02m x 2.51m (9'11" x 8'3") Double aspect room with double glazed window to rear and door to side. Carpeted and partially tiled walls. Radiator. Fully fitted with a range of wall and base units with space for cooker, washing machine and fridge/freezer. Work surfaces with inset stainless steel sink and drainer unit with mixer taps.

First Floor Landing - 3.12m x 1.78m (10'3" x 5'10") Double glazed window to side. Airing cupboard. Loft access. Carpeted.

Bedroom One - 3.56m x 3.28m (11'8" x 10'9") Double glazed window to rear. Built in wardrobes. Radiator. Carpeted.

Bedroom Two - 3.61m x 3.12m (11'10" x 10'3") Double glazed window to front. Built in wardrobes. Radiator. Carpeted.

Bedroom Three - 2.44m x 2.24m (8'0" x 7'4") Double glazed window to front. Radiator. Carpeted.

Bathroom - 1.98m x 1.78m (6'6" x 5'10") Double glazed opaque window to rear. Carpeted, with partially tiled walls. Radiator. Suite comprising of bath with mixer taps, wash hand basin and W.C.

Garage & Driveway - 5.18m x 3.35m (17'0" x 11'0") Single garage with up & over door to front. Personal door to rear. Driveway to front of property.

Front Garden Laid to lawn.

Rear Garden Mainly laid to lawn with patio area. Shed and summer house. Mature trees and shrubs. Fencing surrounds with gated side



Council Tax Band- D | EPC Rating- TBC

Utilities This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; Mains
- Electricity; Mains
- Primary Heating; Gas central heating system
- Solar Power; None
- To check broadband visit Openreach:
<https://www.openreach.com/fibre-checker>
- To check mobile phone coverage, visit Ofcom:
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in 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. 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.

