

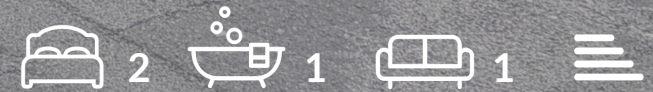


OAKFIELD



Tolkien Road, Eastbourne, BN23 7AL

Asking Price £330,000



## Tolkien Road, Eastbourne, BN23 7AL

A well presented two double bedroom semi detached bungalow, situated in a popular residential location, offering bright and spacious accommodation throughout, together with off road parking, garage and a beautifully maintained rear garden.

This attractive home has been well cared for and enjoys an abundance of natural light, creating a welcoming and airy feel throughout. The accommodation comprises two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a spacious living room with direct access to the rear garden, a fitted kitchen complete with integrated oven and hob, and a well appointed bathroom.

Outside, the property continues to impress with a well maintained rear garden providing an ideal space for relaxing or entertaining. To the front, there is off road parking leading to a detached garage, offering excellent storage or additional parking.

Conveniently located within a sought after residential area, the property is well placed for local shops, amenities, bus routes and nearby parks, making it an excellent choice for those looking to downsize, first time buyers or anyone seeking single storey living.





### Living Room

17' x 10'9" (5.18m x 3.28m)

### Bedroom One

13'9" x 10'9" (4.19m x 3.28m )

### Bedroom Two

9'9" x 9'1" (2.97m x 2.77m )

### Shower Room

8' x 5'5" (2.44m x 1.65m )

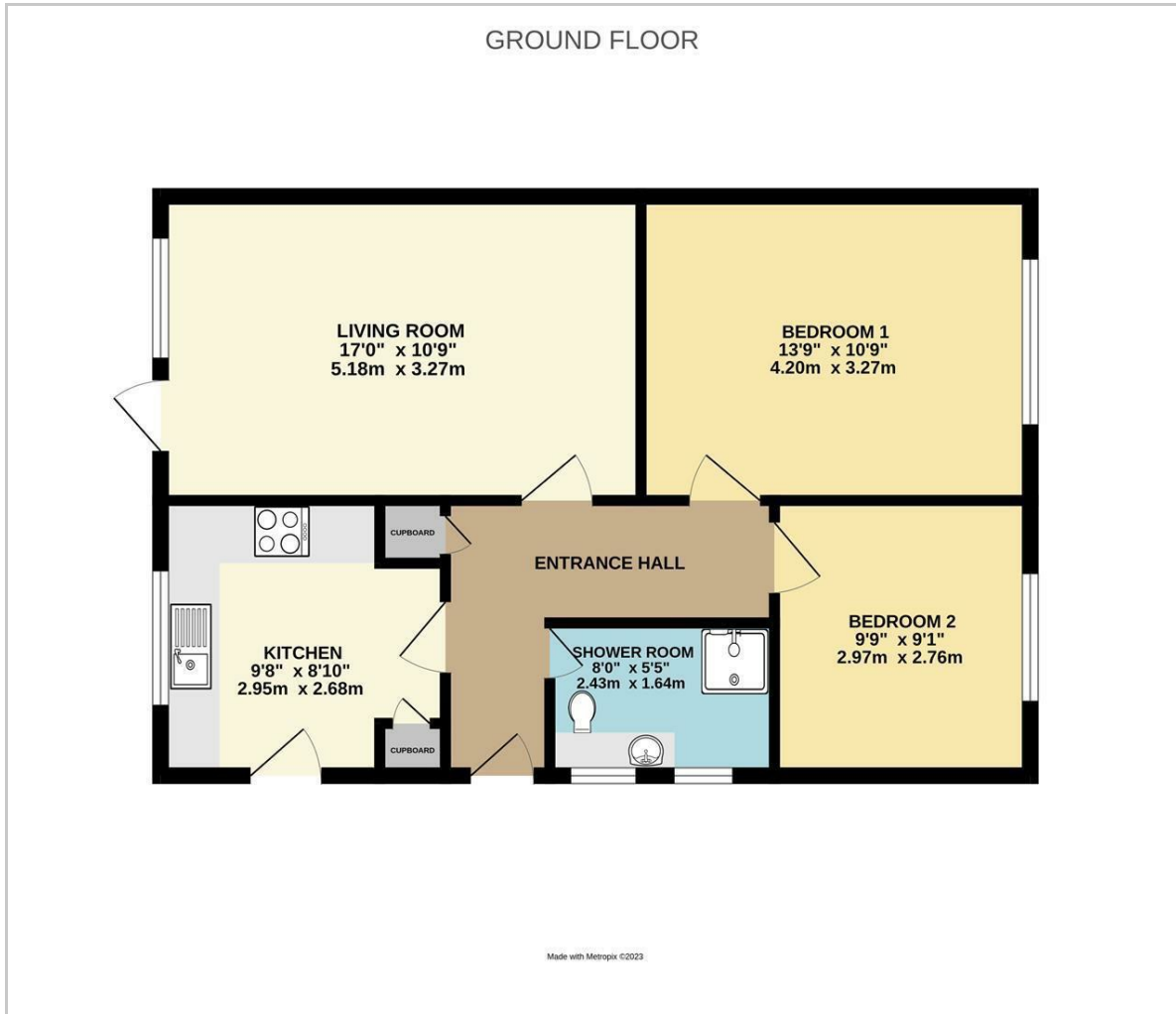
### Kitchen

9'8" x 8'10" (2.95m x 2.69m )

**Council Tax Band C - £2,359.37 Per Annum.**



## Floor Plan



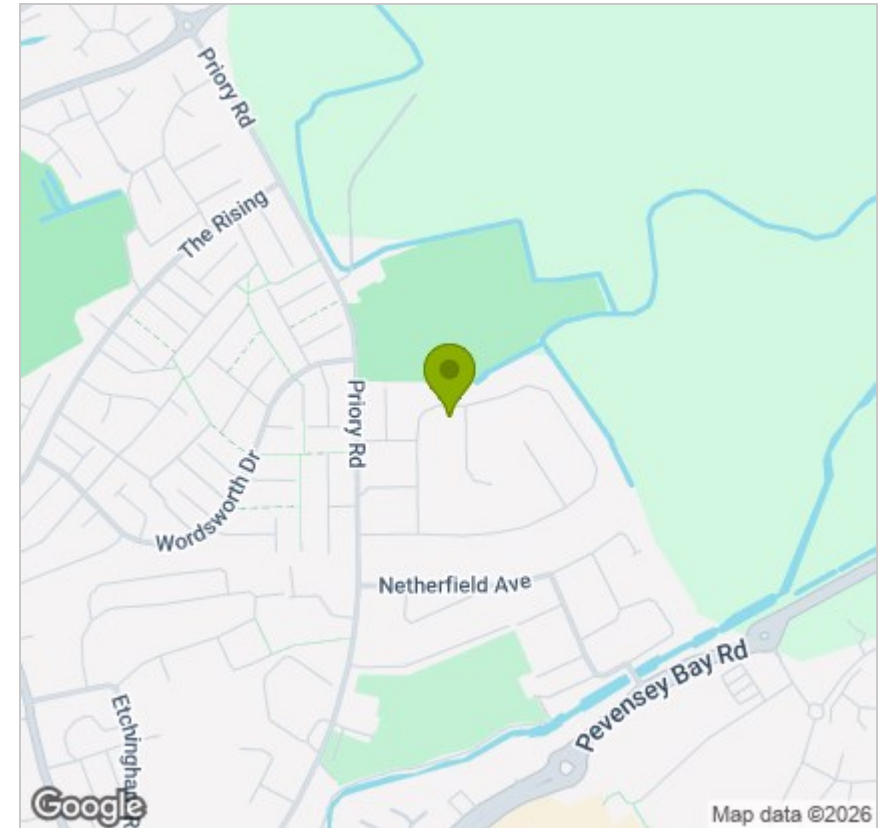
## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

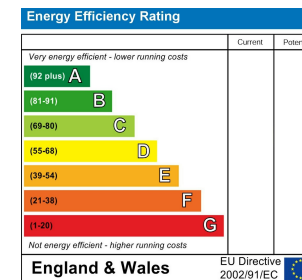
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## Area Map



## Energy Efficiency Graph



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