



OAKFIELD



Tilgate Close, Eastbourne

Asking Price £435,000



Tilgate Close, Eastbourne

Situated in a quiet and delightful cul-de-sac location, this spacious three double bedroom semi-detached bungalow offers many features including a spacious open plan living room/dining room/kitchen and a beautiful and spacious rear garden with summer house.

The property is located in the popular Rodmill Area of Eastbourne and is within walking distance to Eastbourne District General Hospital, Ratton School and local shops situated on Framfield Way.

Within easy access to the A2278 and Kings Drive away from Eastbourne in the direction of Polegate with its array of shops and train station. Coming back into Eastbourne along Kings Drive, it is within easy reach of A2280 onto Lottbridge Drove.

Upon entering the property, you approach the front vestibule which leads into an L-shaped entrance hall. Leading into the spacious living room which opens up to the extended kitchen/dining room with its vaulted roof with a selection of velux style windows to each side. The kitchen/breakfast room is equipped with a range of wall mounted and matching base units with work surface and comes complete with a one a half bowl stainless steel single drainer sink unit with mixer taps, built in electric oven and space for freestanding washing machine and fridge freezer. From the dining area is double glazed double doors leading to the rear garden.

Back from the entrance hall is access to the three double bedrooms and family shower room. Bedroom one and two are both front facing and bedroom three is side facing. The modern shower room with underfloor heating and is fitted in a three piece suite comprising of a walk in shower cubicle with wall mounted shower, vanity wash hand and close coupled wc.

To the front is a driveway providing off road parking for several vehicles with side access gate. The rear is delightful and spacious with an area of decking adjoining the property and sweeping round one side of the property then leading to an area of lawn beyond and spacious summer house beyond





Entrance Vestibule

Entrance Hall

Living Room

18'1" x 11'6" (5.52 x 3.51)

Kitchen / Dining Room

19'8" x 11'6" (6.00 x 3.53)

Bedroom One

13'10" x 10'2" (4.23 x 3.12)

Bedroom Two

11'10" x 9'11" (3.62 x 3.03)

Bedroom Three

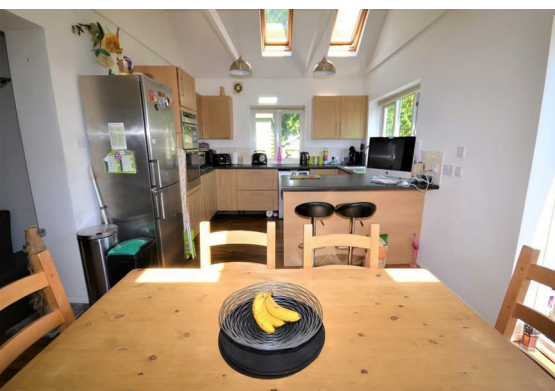
9'3" x 8'9" (2.83 x 2.69)

Shower Room

Summer House

18'0" x 12'4" (5.49 x 3.78)

Council Tax Band - C



Floor Plan



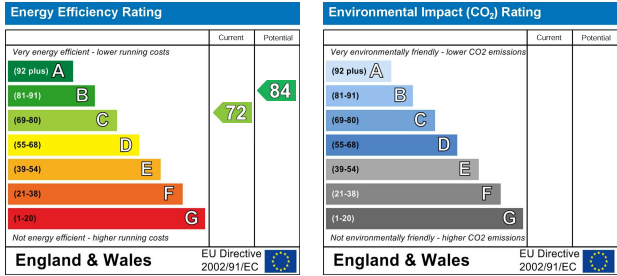
Viewing

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

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.