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Taylor Engley



26 Oxendean Gardens, Lower Willingdon, Eastbourne, East Sussex, BN22 0RR
Guide Price £287,950 Freehold

An excellent opportunity arises to acquire this THREE/FOUR BEDROOMED TERRACED HOME, located in the popular Lower Willingdon area. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazed windows. Features include a spacious sitting/dining room, extension to the rear with partition to create a ground floor bedroom four/optional study, fitted kitchen, three first floor bedrooms and a first floor bathroom. Outside there are gardens to front and rear.



The property is located in the popular Lower Willingdon area occupying a level location and being within walking distance of local shops at Freshwater Square, off Anderida Road. Bus services pass along the nearby Seven Sisters Road and Eastbourne's town centre which offers a comprehensive range of shopping facilities and mainline railway station is approximately four miles distant. Mainline railway stations can also be found at Polegate and Hampden Park.

*** POPULAR LOWER WILLINGDON AREA * LEVEL LOCATION * SPACIOUS SITTING ROOM/DINING ROOM * GROUND FLOOR EXTENSION TO REAR INCORPORATING BEDROOM FOUR/OPTIONAL STUDY * FITTED KITCHEN * THREE FIRST FLOOR BEDROOMS * BATHROOM * GAS FIRED CENTRAL HEATING * DOUBLE GLAZED WINDOWS * GARDENS TO FRONT AND REAR * VIEWS OF COUNTRYSIDE FROM THE REAR AND DISTANT VIEWS OF THE SOUTH DOWNS NATIONAL PARK FROM THE FRONT ***



The accommodation

Comprises:

Front Door

Opening to:

Entrance Porch

Tiled floor, door opening to:

Hall

Radiator, wide opening to:

Sitting Room/Dining Room

Sitting Room Area

14'2 max x 13'4 max (4.32m max x 4.06m max)
(13'4 max including depth of chimney breast)

Fireplace recess with electric fire, under stairs storage cupboard, outlook to front with distant views of the South Downs National Park, wide arched opening to:

Dining Area

8'8 x 8' (2.64m x 2.44m)
Radiator, double doors opening to:

Extension to Rear

Divided in to two areas by a partition wall that can be removed if required.

Garden Room Area

With Velux window and door to the rear garden, door to:

Ground Floor Bedroom 4/Optional Study

9'3 x 6'7 (2.82m x 2.01m)
Velux window.

Kitchen

8'7 max x 8' max (2.62m max x 2.44m max)
(Maximum measurements include depth of fitted units)

Comprises, single drainer sink unit, range of base and wall mounted cupboards, work surface with tiled splash back, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, space for slot in cooker with extractor fan over.

Stairs rising from hall to:

First Floor Landing

Built in linen cupboard, loft hatch to roof space with fitted loft ladder and housing Worcester boiler.

Bedroom 1

11'3 max x 10'2 max (3.43m max x 3.10m max)
Built in wardrobe cupboard recess, radiator, outlook to rear with view of countryside.

Bedroom 2

9'9 x 8'4 (2.97m x 2.54m)
Built in wardrobe cupboard, radiator, distant views of the South Downs National Park.

Bedroom 3

7'10 x 6'4 (2.39m x 1.93m)
Built in wardrobe cupboard, radiator, distant view of the South Downs National Park.

Bathroom

Shaped bath with mixer tap and shower attachment, shower screen, wash hand basin with mixer tap, low level wc, chrome effect heated towel rail, tiled walls, downlighters, window to rear.

Outside

Front Garden

Laid mainly to lawn, distant view of the South Downs National Park.

Rear Garden

Having decking area to immediate rear, area laid to astro turf, gate to rear.

COUNCIL TAX BAND:

Council Tax Band - 'C' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:

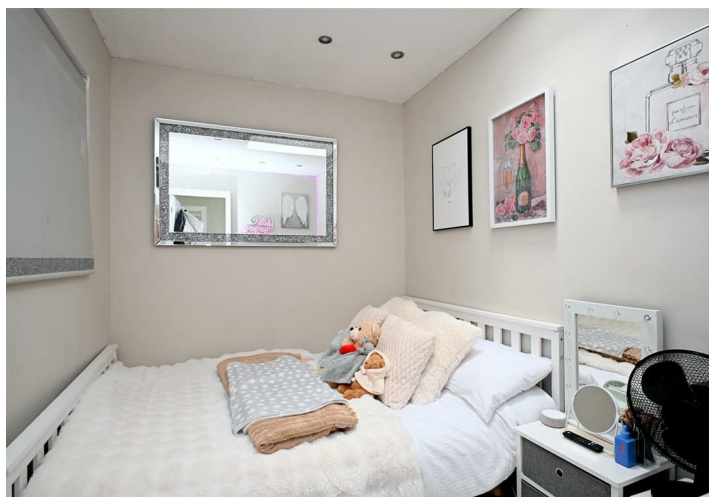
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

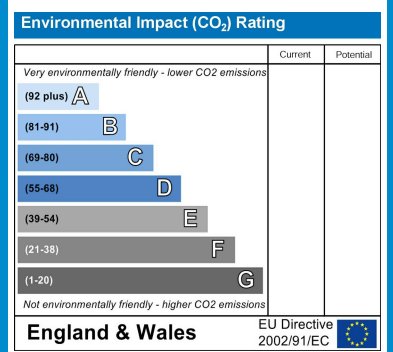
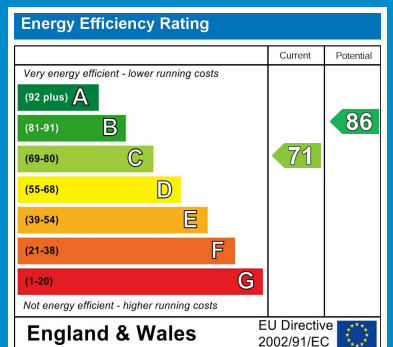
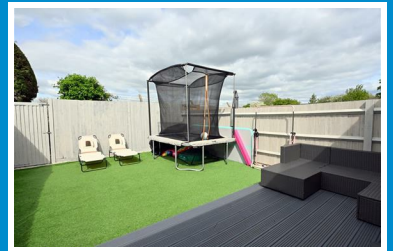
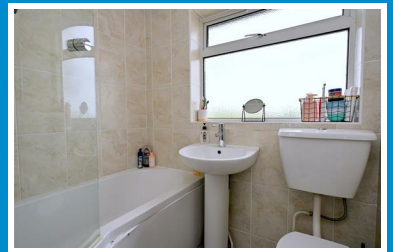
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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