

# Crane & Co



## Price Guide

£280,000 - £310,000

16 Oxendean Gardens, Eastbourne, East Sussex BN22 0RR

 3 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

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Freehold

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What an opportunity to make this house your own! Situated down a walkway next to a green space is this 3 bedroom end of terrace house. Sat in a plot bigger than most, there is so much potential to improve the house however the basis of what's here is great! The through living/dining room is bright and a really good size whilst the kitchen enjoys a view over the garden. Upstairs are 3 bedrooms and the family bathroom. The rear garden widens giving it plenty of space and is very close to the garage which is situated just behind the property where there is also further residents parking. Available chain free, houses in this position don't come along very often so don't miss out!

## Main Features

- End Of Terrace House
- 3 Bedrooms
- Situated Down A Walkway
- Garage in Block
- Would Benefit From Modernisation
- Chain Free

## Room Sizes

Porch  
Entrance  
Living/Dining Room - 14' 2" x 13' 7"  
Kitchen - 8' 8" x 8' 1"  
Bedroom 1 - 11' 4" x 10' 3"  
Bedroom 2 - 9' 8" x 8' 3"  
Bedroom 3 - 7' 11" x 6' 4"  
Bathroom  
Garage in Block - 16' 0" x 8' 0"

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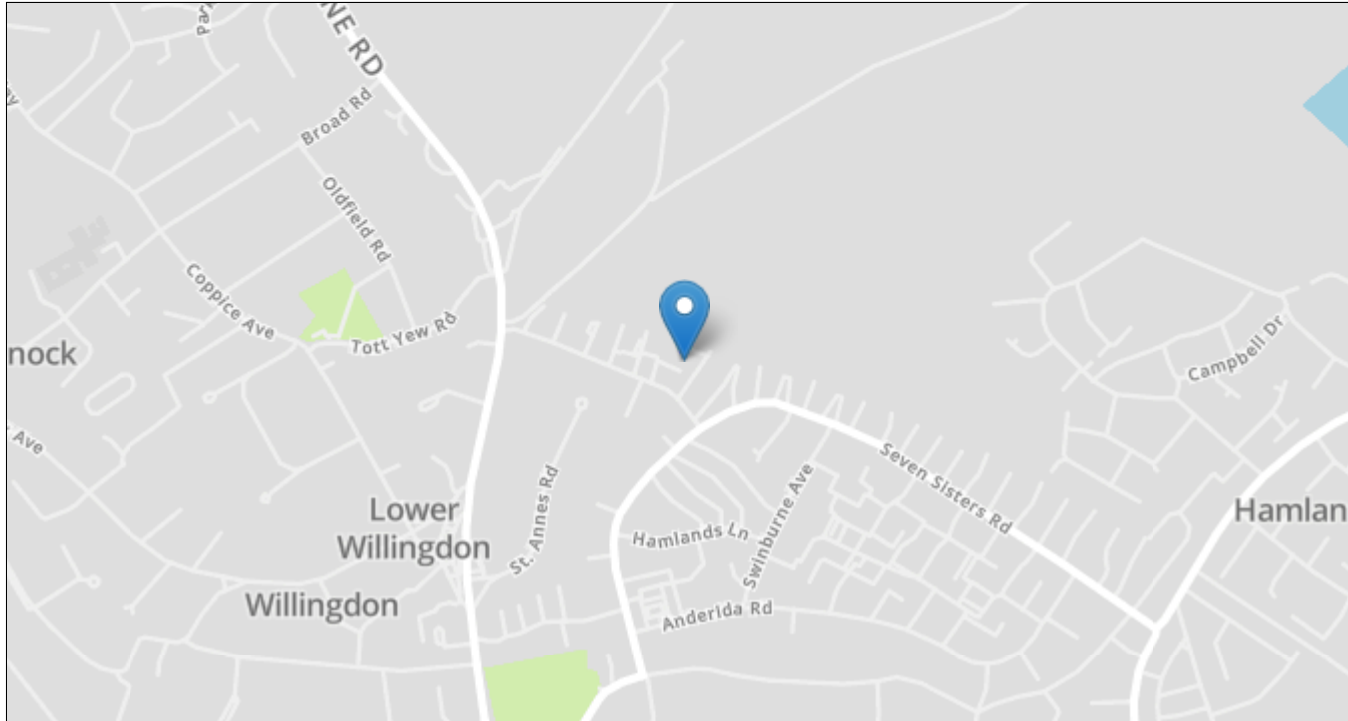
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	83
		EU Directive 2002/91/EC	

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