

# Crane & Co



## Price Guide

£325,000 - £350,000

110 Oxendean Gardens, Eastbourne, East Sussex BN22 0RS

🏠 3 Bedroom 🚿 1 Bathroom 📺 1 Reception

📞 01323 440678

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Freehold

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Welcome to Oxendean Gardens, a charming three bedroom end of terrace home in the heart of Willingdon. With its generous living space and thoughtful rear extension, this property blends practicality with comfort, making it an ideal setting for modern family life. The extended kitchen opens up beautifully into a dedicated dining area, perfect for everything from lively family meals to relaxed weekend brunches. The layout upstairs features three well proportioned bedrooms, offering space for a growing family, a home office, or guest accommodation. Outside, the garden offers a balance of greenery and functionality, with a useful outbuilding that could serve as a workshop, studio, or extra storage. A garage en bloc adds even more practicality to everyday living. This home is perfectly positioned for convenience. Freshwater Square is within easy walking distance, offering a selection of shops and amenities, while nearby primary and secondary schools make the morning routine a little smoother. Whether commuting or heading out for leisure, the A22 and A27 are both within easy reach, connecting you quickly to surrounding towns and beyond. This is a home that offers both space and convenience in a well connected part of Willingdon. The extended living areas make everyday life that bit easier, whether you're cooking, entertaining, or just enjoying time at home. With useful outdoor features like the outbuilding and garage, and everything from schools to shops within walking distance, Oxendean Gardens is a practical and appealing choice for families and professionals alike.

## Main Features

- Three Bedrooms
- Garage
- Private Rear Garden
- Outbuilding
- Allocated Off Road Parking
- Great Location
- Well Presented Family Home

## Room Sizes

Entrance  
Living Room - 16' 3" x 13' 5"  
Kitchen - 9' 11" x 8' 11"  
Dining Area - 7' 11" x 7' 8"  
Bedroom 1 - 11' 0" x 10' 1"  
Bedroom 2 - 9' 7" x 8' 7"  
Bedroom 3 - 7' 8" x 6' 8"  
Bathroom

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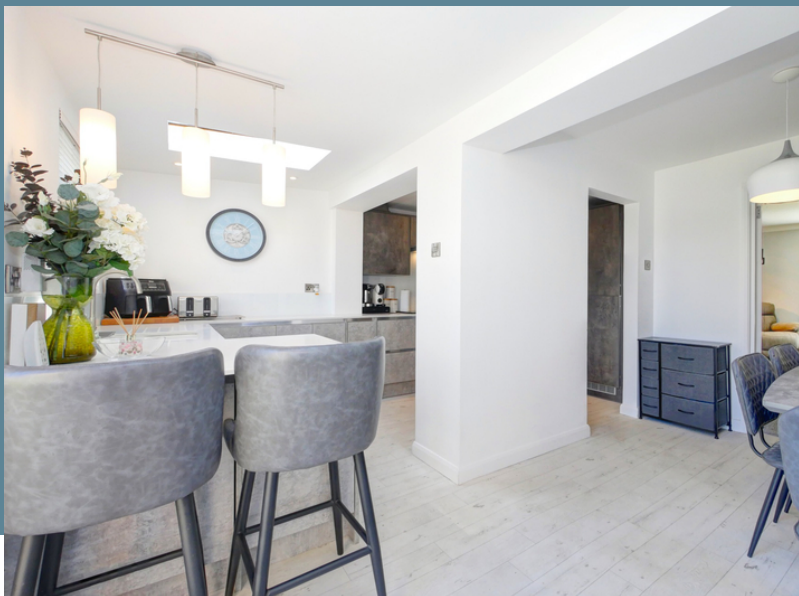
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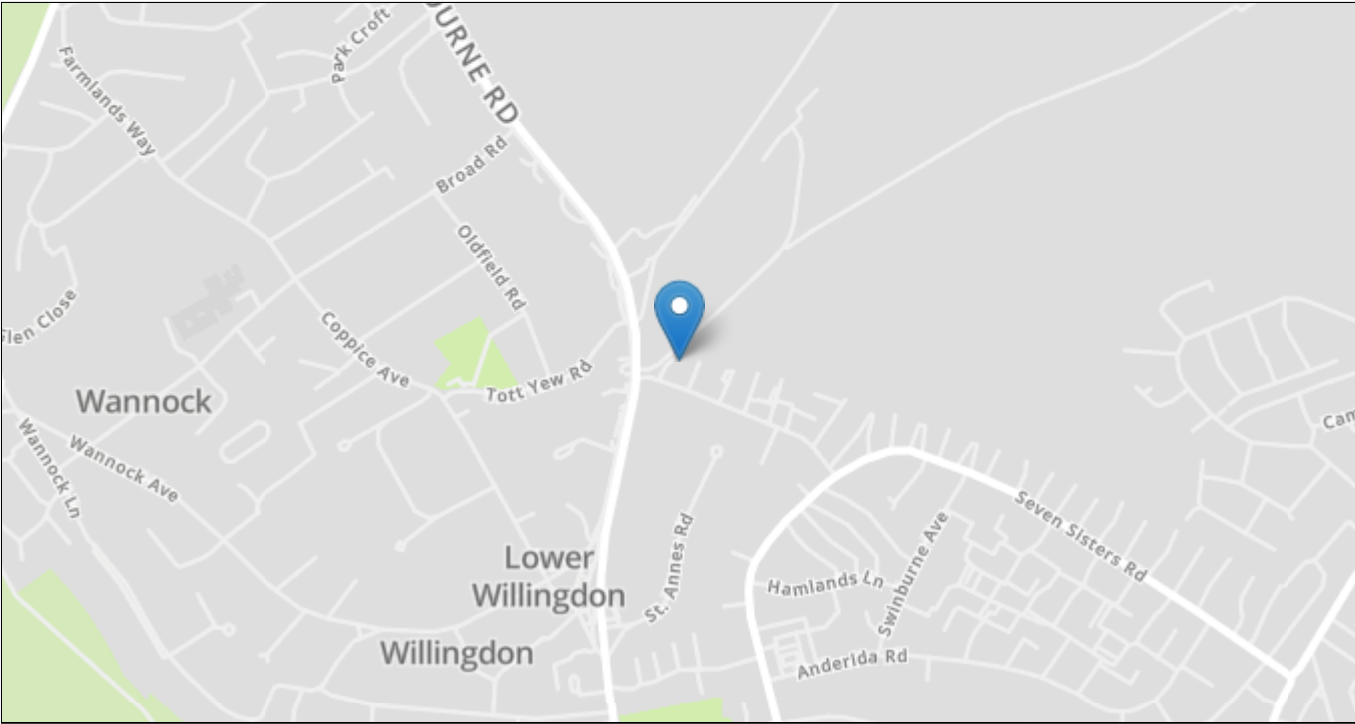
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU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

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