

HUNT FRAME

ESTATE AGENTS



59 Wooller Street, Eastbourne, BN22 0DA

£575,000

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A BEAUTIFULLY PRESENTED, SPACIOUS FAMILY HOME, RECENTLY CONSTRUCTED (2023) and available with the remainder of the NHBC. (Barratt Homes, 'Lamberton'). Approximately 1500 sq ft in size with accommodation that comprises of a SPACIOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM opening onto the REAR GARDEN, as well as a UTILITY ROOM. There is also a SEPARATE LOUNGE and DINING ROOM, and a GROUND FLOOR CLOAKROOM. Upstairs are FOUR DOUBLE BEDROOMS, the main bedroom featuring an EN-SUITE, a FURTHER SINGLE BEDROOM and a FAMILY BATHROOM. The driveway provides PARKING for TWO/THREE CARS and leads to the GARAGE, and the level lawned rear garden also has a large timber shed.



ENTRANCE HALL

Part double glazed panelled door, radiator, stairs rising to first floor with storage cupboard beneath, further storage cupboard.

CLOAKROOM

5'2" x 3'7" (1.6 x 1.1)
Low level wc, hand basin, radiator.

LOUNGE

11'1" x 15'7" (3.38 x 4.77)
Double glazed window to front, two radiators, media point (with connections to internet, telephone, free sat and freeview).

DINING ROOM

8'10" x 11'10" (2.71 x 3.62)
Double glazed window to front, radiator, storage cupboard, media point.

KITCHEN/DINING/FAMILY ROOM

27'3" x 13'4" (8.33 x 4.08)
Double glazed window to rear, fitted with a range of wall and base mounted units with marble effect work surfaces and inset one and a half bowl stainless steel sink unit, integrated refrigerator/freezer and dish washer, washing machine, fitted five burner gas hob with extractor hood and electric double oven. Open plan to dining area with double glazed French doors to rear garden, radiator and media point.

UTILITY ROOM

6'8" x 5'2" (2.04 x 1.59)
Part double glazed panelled door, fitted wall and base mounted units with marble effect work surfaces over, radiator, concealed wall mounted gas boiler, plumbing point for washing machine, space for under counter appliance.

First Floor Landing

Radiator, airing cupboard, loft access.

BEDROOM 1

12'3" x 13'9" (3.75 x 4.21)
Double glazed window to front, two radiators with separate thermostat, fitted five door wardrobe, media point.

EN SUITE

4'10" x 6'7" (1.49 x 2.02)
Double glazed window to front, radiator, shaver point, extractor fan, hand basin, low level wc, shower enclosure.

BEDROOM 2

8'10" x 12'10" (2.71 x 3.92)
Double glazed window to front, radiator, media point.

BEDROOM 3

11'1" x 12'9" (3.38 x 3.89)
Double glazed window to rear, radiator, media point.

BEDROOM 4

9'10" x 12'10" (3.01 x 3.92)
Double glazed window to rear, radiator, media point.

BEDROOM 5

8'3" x 7'6" (2.52 x 2.3)
Double glazed window to rear, radiator, media point.

BATHROOM

6'4" x 9'7" (1.95 x 2.93)
Double glazed window to side, radiator, extractor fan, panelled bath, shower enclosure, hand basin, low level wc.

DRIVEWAY

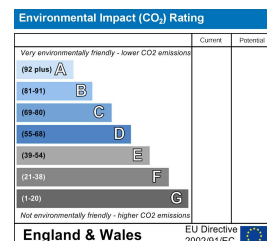
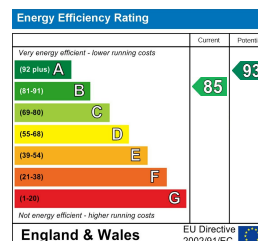
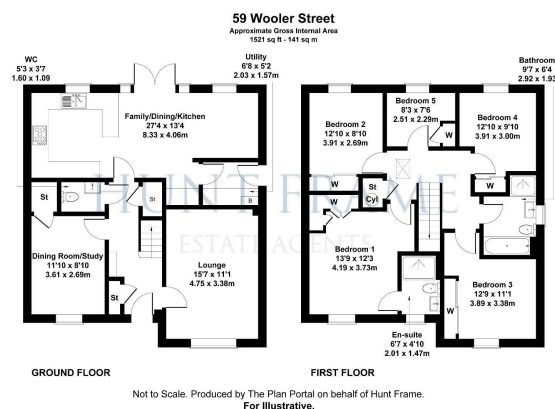
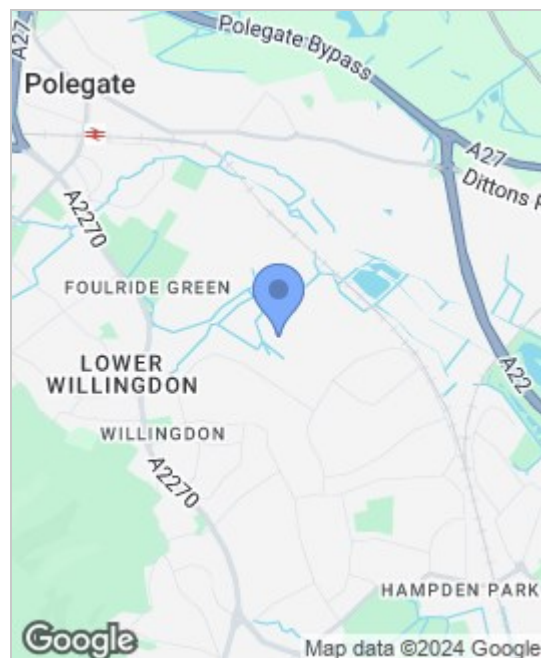
Providing space for two to three cars in tandem, leading to:

GARAGE

10'9 x 20'8 (3.28m x 6.30m)
With up and over door, power and light.

GARDENS

rear garden approximately 50' x 30' (rear garden approximately 15.24m x 9.14m)
Lawned gardens to the front and rear of the property, the front garden has shrub beds, the rear garden has an area of patio power points, a tap and a gate to the driveway.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.