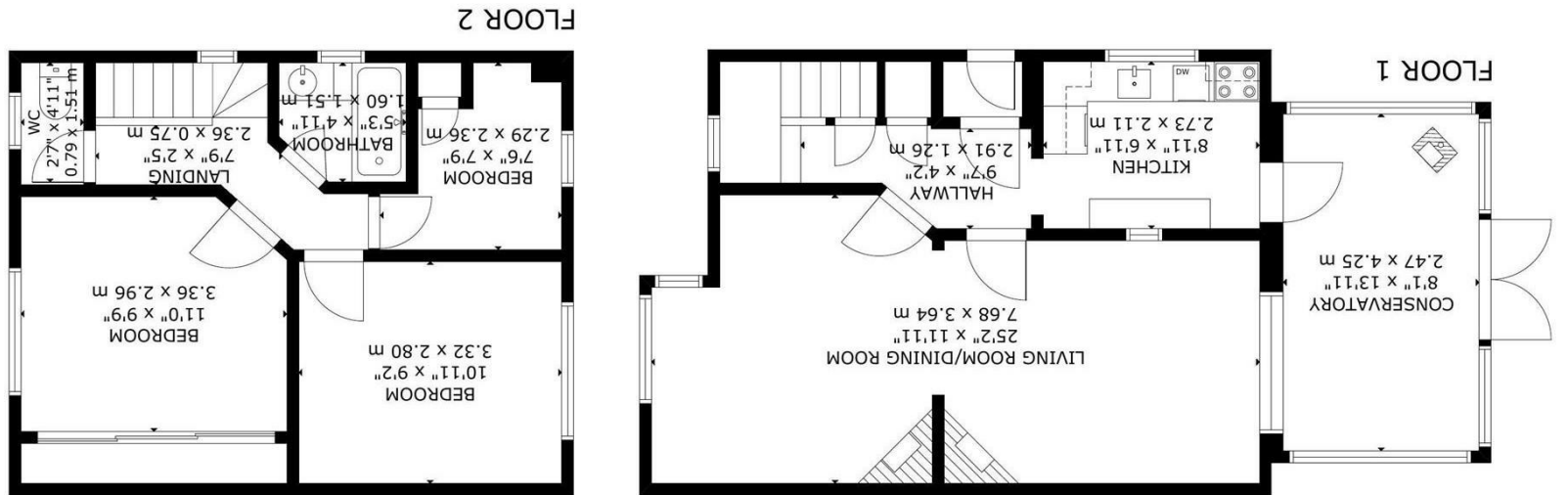


Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (85-91)	F (38-48)
B (81-84)	G (35-38)
C (75-79)	
D (69-74)	
E (65-68)	
F (55-64)	
G (45-54)	

67

81

EU Directive 2002/91/EC



Wannock Avenue, Eastbourne



- Close To Schools
- Occupies Corner Position
- 3-Bedroomed Semi
- Though Lounge/Diner
- Kitchen & Conservatory
- Bathroom/wc
- Gas c/h & Dbl Glz
- In excess 60' Garden
- Garage & Store
- NO ONGOING CHAIN



Freehold

£350,000

Offers in excess of

3 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

Wannock Avenue, Eastbourne

Wannock Avenue, Eastbourne

DESCRIPTION

SEE OUR 360 VIRTUAL TOUR - An older semi detached house located in a sought after area occupying a lovely corner position having a mature rear garden measuring in excess of 60' with a drive, garage and storage unit beyond. Although the property requires modernisation, there is much potential and the accommodation features a through lounge/dining room, kitchen, a good size conservatory, three bedrooms, bathroom and separate wc as well as having a gas fired central heating system and double glazing.

The property is conveniently situated within walking distance of Willingdon Primary School, Rapsons Road, and Willingdon Community School, Broad Road. Local shops are at Willingdon Triangle, where bus services pass connecting with Eastbourne and Polegate, which also has a mainline railway station. From nearby Wannock Lane, there is access to The South Downs National Park, providing many countryside walks with stunning views. NO ONGOING CHAIN.



Wannock Avenue, Eastbourne

Side entrance with front door into a small lobby, glazed inner door to Hall with digital thermostat and there is access to a small wc under the stairs.

Lounge Area 3.63m max x 3.54m max (11'10" max x 11'7" max)
Radiator and double glazed window to front.

Dining Area 3.97m x 3.05m max (13'0" x 10'0" max)
Radiator and window into conservatory.

Kitchen 2.72m x 2.04m (8'11" x 6'8")
Various wall and base units with work surfaces, space for cooker and plumbing for washing machine, double drainer sink unit, double glazed window to side, part glazed door to -

Conservatory 3.93m x 2.28m (12'10" x 7'5")
Being part brick and double glazed, power and wall light, double glazed doors to the rear garden.

Stairs from the hallway with part frosted double glazed window to front, to First Floor Landing with small double glazed window to side and access to loft.

Bedroom 1 3.35m x 2.94m min (10'11" x 9'7" min)
Sliding doors to shelving and hanging rail, radiator, double glazed window to front with views of The South Downs.

Bedroom 2 3.30m x 2.77m (10'9" x 9'1")
Radiator, double glazed window overlooking the rear.

Bedroom 3 2.40m max into recess x 1.82m (7'10" max into recess x 5'11")
Fitted cupboard housing an Ideal Logic gas fired

boiler and hot water cylinder, cupboards above, programmers, radiator, double glazed window overlooking the rear.

Bathroom
With bath having mixer tap, Mira wall shower with attachment, inset wash basin with mixer tap and storage cupboard under, radiator, frosted double glazed window.

Separate WC
With wc and frosted double glazed window.

Front Garden
Laid to lawn with various mature trees, shrubs and established plants, outside tap to side.

Rear Garden 18.29m approx (60' approx)
The pleasant rear garden has a paved area and side gate, area of lawn with hedging and well stocked flower borders with a variety of mature trees, shrubs and established plants, summerhouse, rear gate to -

Garage 6.19m x 2.61m (20'3" x 8'6")
(approx internal measurements) approached via a good size drive with up-and-over door and further door to -

Store/Workshop 3.72m x 3.52m approx (12'2" x 11'6" approx)

Council Tax
The property is Band D. The amount payable for 2024-2025 is £2,418.66. This information is taken from voa.gov.uk

EPC-D - approx 86 square metres or 925 square feet.