



Wooller Street, Eastbourne BN22 0BN

welcome to

Wooller Street, Eastbourne

A recently built detached three bedroom family home being sold with no onward chain comprising of; dual aspect living room, open-plan kitchen dining room with integral appliances, downstairs cloakroom, three generous bedrooms with master having en-suite, family bathroom, rear garden and driveway.



Entrance Hall

Door to the front aspect. Storage cupboard.

Lounge

17' 6" x 10' (5.33m x 3.05m)

Double glazed window to the front aspect. Double glazed French door to the rear aspect. Radiator.

Kitchen

17' 6" max x 13' (5.33m max x 3.96m)

A range of wall and base units with work top over incorporating a stainless steel sink and drainer unit. Electric oven and gas hob with cooker hood above. Integral fridge / freezer, dish washer and washing machine. Cupboard containing boiler. Radiators. Double glazed French door to the rear aspect. Double glazed window to the front aspect.

Downstairs Cloakroom

Low level W.C. Wash hand basin.

First Floor Landing

Stairs leading from ground floor to the first floor landing. Cupboard. Double glazed window to the rear aspect.

Bedroom 1

10' 2" max x 10' 2" (3.10m max x 3.10m)

Double glazed window to the front aspect. Built in wardrobes. Radiator.

En Suite

Comprising a shower cubicle with over head shower attachment. Extractor fan. Low level W.C. Wash hand basin. Heated towel rail. Shaver point. Double glazed window to the rear aspect.

Bedroom 2

11' 1" into recess x 10' 5" into recess (3.38m into recess x 3.17m into recess)

Double glazed window to the rear aspect. Built in wardrobes. Loft access.

Bedroom 3

11' 7" max x 6' 11" (3.53m max x 2.11m)

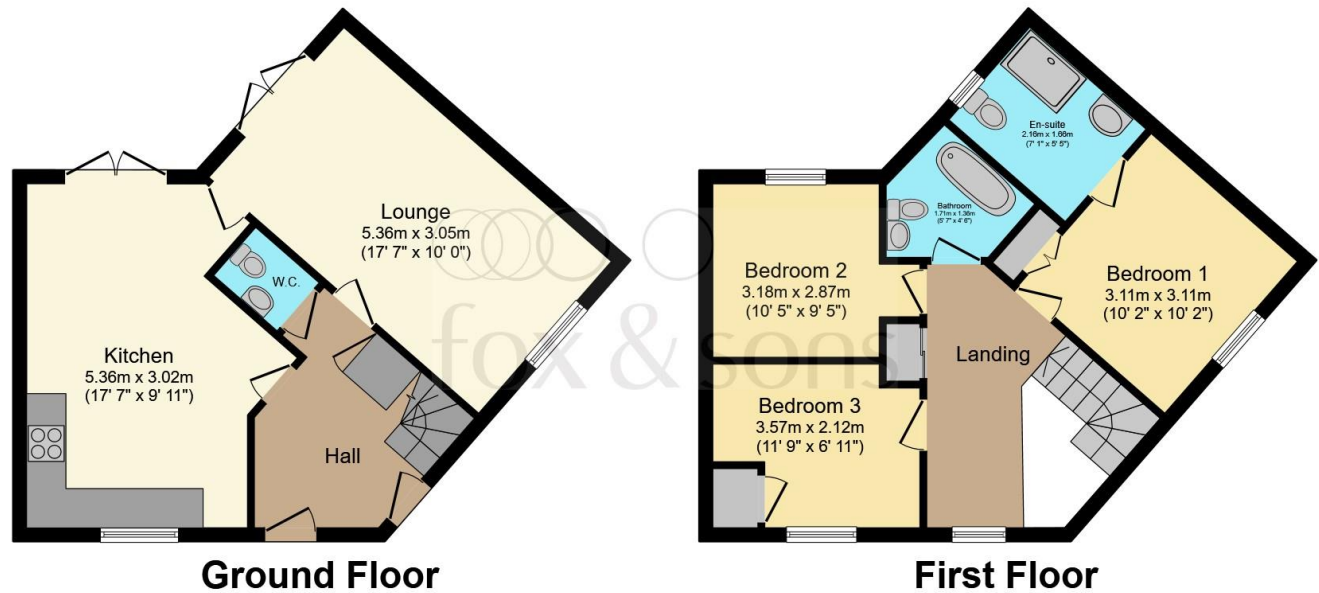
Double glazed window to the front aspect. Built in wardrobes. Radiator.

Bathroom

Comprising a bath with mixer taps and over head shower attachment. Heated towel rail. Wash hand basin. Low level W.C. Double glazed window to the rear aspect.

Rear Garden

Mainly laid to lawn. Car port. Patio.



Total floor area 89.2 m² (960 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/EBN118623



welcome to

Wooller Street, Eastbourne

- EN SUITE
- DOWNSTAIRS WC
- REAR GARDEN
- CAR PORT AND PARKING
- CHAIN FREE

Tenure: Freehold EPC Rating: B

fixed price

£460,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN118623



Property Ref:
EBN118623 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 410911



Eastbourne@fox-and-sons.co.uk



19 Cornfield Road, EASTBOURNE, East Sussex,
BN21 4QD



fox-and-sons.co.uk