



**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 )

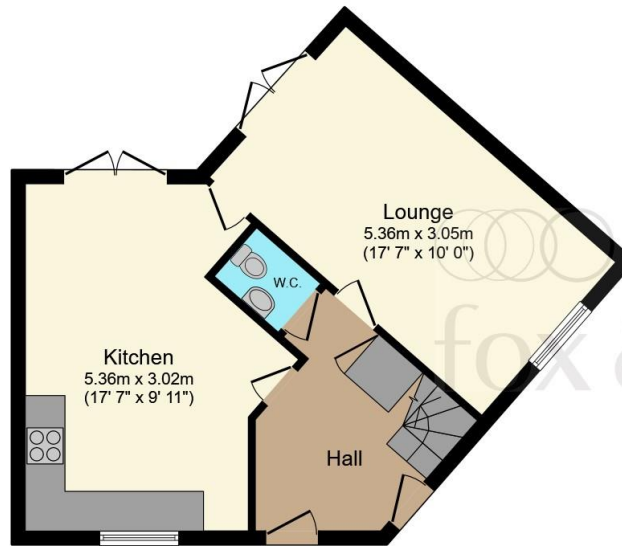
Double glazed window to the front aspect. Built in wardrobes. Radiator.

### 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.



Ground Floor



First Floor

Total floor area 89.2 m<sup>2</sup> (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](http://www.focalagent.com)



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## Wooller Street, Eastbourne

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

Tenure: Freehold EPC Rating: B

**£398,000**



Please note the marker reflects the postcode not the actual property

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