

39 Wooller Street,
Eastbourne, BN22 0DA

Freehold

Guide Price
£400,000 - £425,000



3 Bedroom 2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Enviably located on the edge of the Meadowburne Place development in Willingdon, this attractive detached house that is located at the end of the cul-de-sac has three spacious bedrooms and enjoys Westerly views towards the South Downs. Presented to a high standard throughout, the property is notable for its sizeable rear gardens, double aspect and a stylish kitchen/dining room. Benefits include a cloakroom, utility room and en suite facilities with a family bathroom/wc also included. To the side is a long driveway where ample off street parking is provided and the property is opposite a play area and adjacent to a balancing pond. Hampden Park Village shops, local schools and the mainline railway station are approximately one and half miles distant.

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Main Features

- Detached House
- Three Bedrooms
- Cloakroom
- Double Aspect Sitting Room
- Kitchen/Dining Room
- Utility Room
- En-Suite to Master Bedroom
- Bathroom/WC
- Views towards South Downs

Entrance

Frosted double glazed door to-

Entrance Hallway

Radiator. Karndean flooring.

Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Karndean flooring.

Double Aspect Sitting Room

17'7 x 10'4 (5.36m x 3.15m)

Radiator. Carpet. Double glazed window to front and side aspects.

Kitchen/Dining Room

17'6 x 9'2 (5.33m x 2.79m)

Range of units comprising of single drainer sink unit and mixer tap with surrounding upstands and worksurfaces with cupboards and drawers under. Inset four ring gas hob with electric oven under. Integrated fridge freezer and dishwasher. Range of wall mounted units and extractor. Radiator. Karndean flooring. Double glazed window to rear and side aspect. Door to-

Utility Room

5'6 x 5'4 (1.68m x 1.63m)

Worksurfaces with cupboards under and space and plumbing for washing machine and tumble dryer. Wall mounted units and concealed wall mounted extractor. Store cupboard. Karndean flooring. Radiator. Double glazed door to side aspect.

Stairs from Ground to First Floor Landing

Radiator. Airing cupboard. Access to loft (not inspected). Double glazed window to side aspect.

Master Bedroom

12'2 x 9'9 (3.71m x 2.97m)

Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with views across pond to South Downs.

En-Suite Shower Room/WC

Shower cubicle with wall mounted shower. Pedestal wash basin with mixer tap. Low level WC. Radiator. Karndean flooring. Part tiled walls. Frosted double glazed window.

Bedroom 2

10'8 x 9'3 (3.25m x 2.82m)

Radiator. Carpet. Built in wardrobe. Double glazed window to front aspect with views across pond to the South Downs.

Bedroom 3

8'11 x 7'4 (2.72m x 2.24m)

Carpet. Radiator. Double glazed window to side aspect.

Bathroom/WC

Panelled bath with mixer tap, shower screen and wall mounted shower. Pedestal wash basin with mixer tap. Low level WC. Radiator. Karndean flooring. Frosted double glazed window.

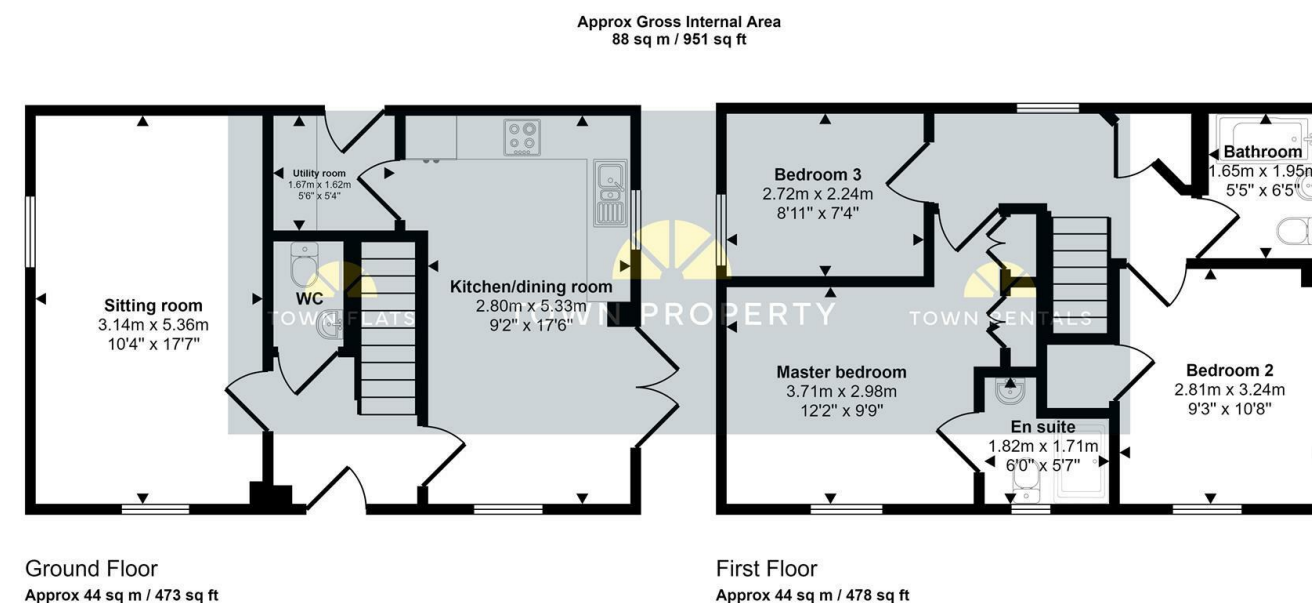
Outside

There are attractive landscaped South facing rear gardens laid to lawn and patio where trees have been planted and where gated access is provided.

Parking

A long driveway to the side provides off street parking for a number of vehicles.

EPC = B



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.