



55 Wannock Lane, Eastbourne, BN20 9SE

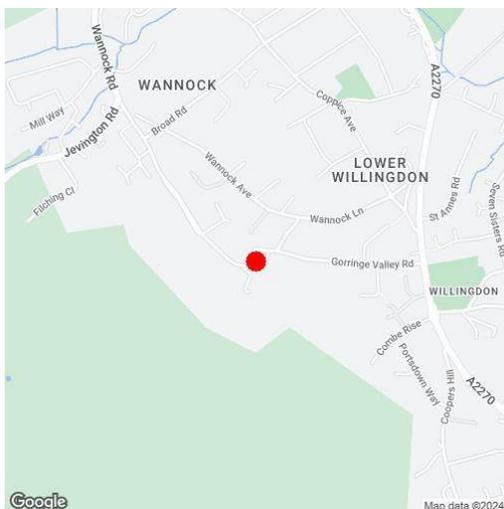
Price £625,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

A charming four bedroom detached residence of individual design and impressive character enviably located within a small cul-de-sac near the foot of The South Downs. The deceptively spacious accommodation includes a delightful 18' x 15' triple aspect sitting room with beamed ceilings, a generous dining room, study/fifth bedroom and 17' x 13' kitchen/breakfast room. The kitchen is fitted with a comprehensive range of matching wall and base units beneath contoured work surfaces with space for a Range-style cooker and American fridge/freezer. The staircase rises to a split landing with the master bedroom with en-suite shower room to the right and the other three bedrooms and family bathroom with both a bath and shower cubicle to the left. Two of the bedrooms enjoy rooftop views to The South Downs. The house is set within sizeable gardens that extend to approximately 70' at the rear with off-road parking to the front together with a detached garage just outside the boundary to the house. Other benefits include gas central heating and sealed unit double glazing. Located in the favoured Willingdon area, schools catering for most age groups are in the vicinity, whilst Polegate High Street and railway station are within 2 miles and Eastbourne town centre 4 miles.





At a Glance:

- Delightful detached house of impressive character
- Four/five bedrooms
- Two/three reception rooms
- Two bath/shower rooms (one en-suite)
- 70' Garden
- Garage and off-road parking
- Gas central heating
- Sealed unit double glazing

Accommodation:

ENTRANCE HALL

CLOAKROOM/WC

LIVING ROOM

18'0" (5.49m) Max x 15'6" (4.72m) Max

KITCHEN/BREAKFAST ROOM

17'6" (5.33m) x 13'3" (4.04m)

DINING ROOM

11'6" (3.51m) x 10'3" (3.12m)

STUDY/GROUND FLOOR (BEDROOM 5)

17'6" (5.33m) x 8'9" (2.67m)

SPLIT LEVEL LANDING

MASTER BEDROOM

14'6" (4.42m) Max x 13'1" (3.99m)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'8" (3.56m) x 10'3" (3.12m)

BEDROOM 3

11'4" (3.45m) x 8'7" (2.62m)

BEDROOM 4

9'8" (2.95m) Max x 8'9" (2.67m) Max

FAMILY BATHROOM/WC

OUTSIDE:

DRIVEWAY/ OFF ROAD PARKING

REAR GARDEN

Approximately 70' in depth

GARAGE

16'9" (5.11m) x 12'0" (3.66m)

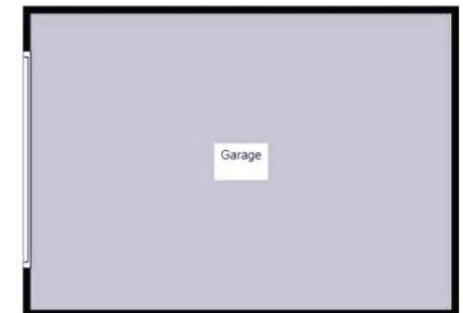
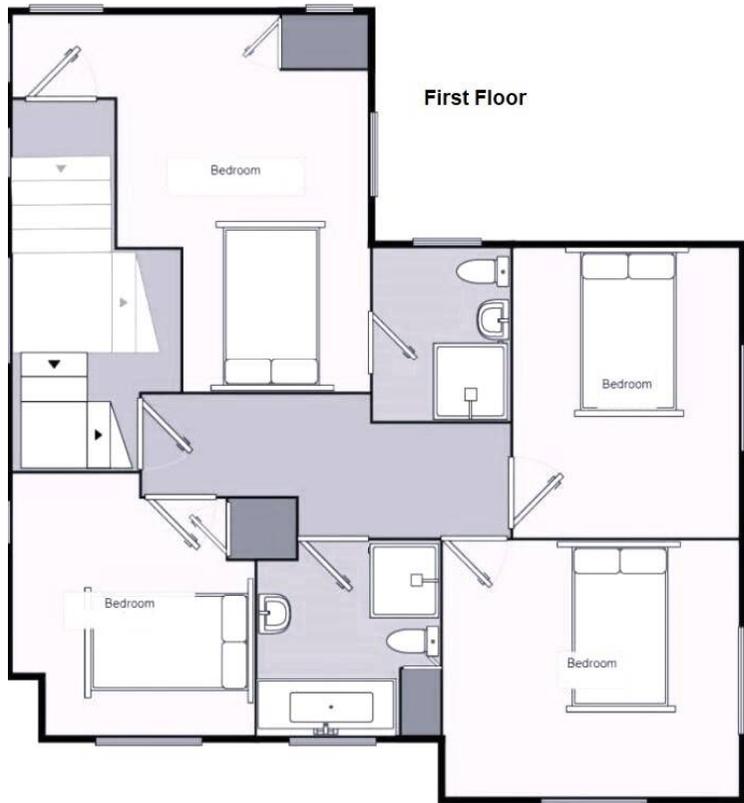
COUNCIL TAX:

Band "F"

EPC

T.B.C.





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