



TOWN PROPERTY



☎ 01323 412200

Freehold



3 Bedroom



1 Reception



2 Bathroom

£330,000



97 Wooller Street, Eastbourne, BN22 0DA

*** GUIDE PRICE £330,000 - £340,000 *** An extremely well presented three bedroom semi detached house located on the popular Meadowburne Place development in Lower Willingdon. Benefitting from wonderful far reaching views of the South Downs the house benefits from a kitchen/dining room with integrated appliances and access to the sizeable rear garden, a ground floor cloakroom and lounge with downland views. The first floor comprises of three bedrooms the master having an En suite shower room and a further family bathroom. There are two tandem parking spaces to the side of the property. Hampden Park village shops, local schools and mainline railway station are all within a mile and a half. An internal inspection comes highly recommended.

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Eastbourne, BN22 0DA

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawn & Patio Rear Garden
- Two Tandem Parking Spaces
- CHAIN FREE

Entrance

Front door to-

Hallway

Radiator. Wood effect flooring. Stairs to first floor.

Lounge

12'7 x 11'5 (3.84m x 3.48m)
Radiator. Wood effect flooring. Double glazed window to front aspect with far reaching views towards the South Downs.

Inner Hallway

Wood effect flooring. Understairs cupboard. Door to-

Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin. Radiator. Wood effect flooring. Frosted double glazed window.

Kitchen/Dining Room

14'7 x 9'8 (4.45m x 2.95m)
Fitted range of high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Wood effect flooring. Radiator. Double glazed window to rear aspect. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing

Radiator. Airing cupboard with fixed shelving. Loft access (not inspected).

Bedroom 1

9'3 x 8'4 (2.82m x 2.54m)
Radiator. Double glazed window to front aspect with far reaching views towards the South Downs. Door to-

En Suite Shower Room/WC

Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Wood effect flooring. Part tiled walls. Frosted double glazed window.

Bedroom 2

10'6 x 7'9 (3.20m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bedroom 3

9'5 x 6'9 (2.87m x 2.06m)
Radiator. Double glazed window to rear aspect.

Outside

The rear garden is laid to patio and lawn with flowerbeds and gated side access.

Parking

There are two tandem parking spaces to the side of the property.

COUNCIL TAX BAND = C

EPC = B