

**Wooller Street,Eastbourne BN22 0DA**

fox & sons

***welcome to***

## Wooller Street, Eastbourne

A beautifully presented four-bedroom detached family home featuring a spacious open plan kitchen/dining room, utility room and downstairs cloakroom. The property benefits from a generous principal bedroom with en-suite, a private rear garden, garage and driveway parking with EV charging point.



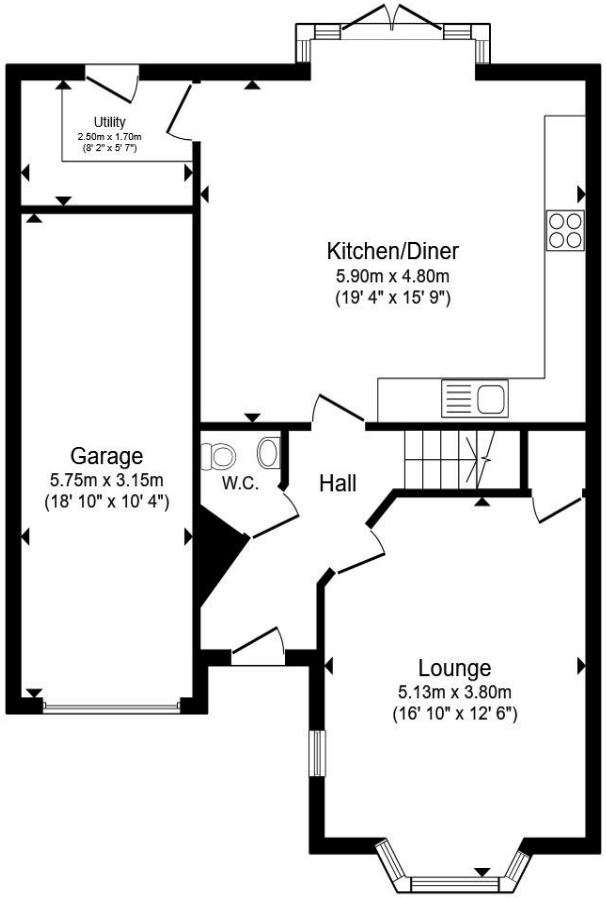




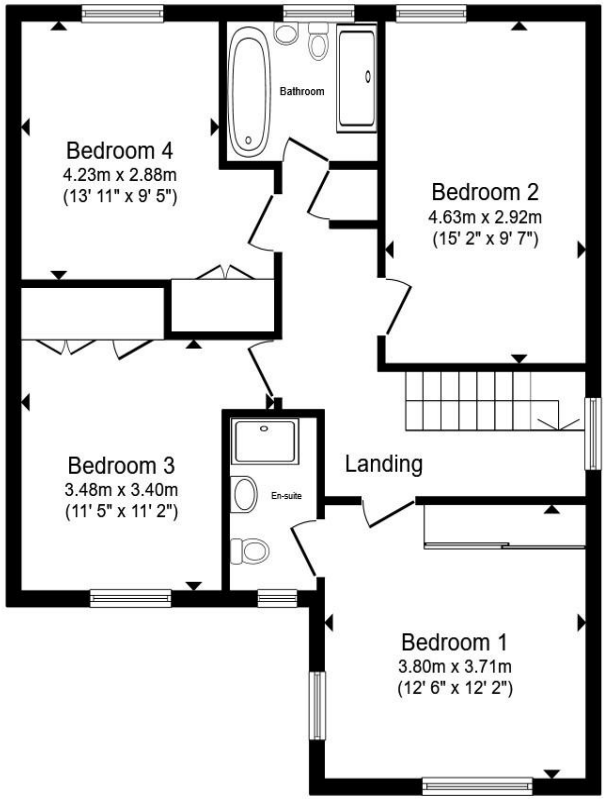









## Ground Floor




## First Floor

Total floor area 149.4 m² (1,608 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.propertybox.io

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**Agents Note**

**Entrance Hall**

**Lounge**
15' 4" x 12' 7" ( 4.67m x 3.84m )

**Open Plan Kitchen/ Dining Room**
19' 4" x 15' 9" into recess ( 5.89m x 4.80m into recess )

**Utility Room**
9' 7" x 5' 6" ( 2.92m x 1.68m )

**Cloakroom**

**First Floor Landing**

**Bedroom 1**
12' 5" x 12' 1" ( 3.78m x 3.68m )

**En - Suite**

**Bedroom 2**
11' 6" x 10' 8" ( 3.51m x 3.25m )

**Bedroom 3**
11' 5" x 11' 2" ( 3.48m x 3.40m )

**Bedroom 4**
11' 9" x 8' 7" ( 3.58m x 2.62m )

**Bathroom**

**Rear Garden**

**Garage**

**Driveway**

*welcome to*

# Wooller Street, Eastbourne

- FOUR BEDROOM DETACHED FAMILY HOME
- OPEN PLAN KITCHEN / DINING ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: B
Council Tax Band: C

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.

guide price

## £485,000 - £500,000










Please note the marker reflects the postcode not the actual property

**view this property online** fox-and-sons.co.uk/Property/EBN121433

The Property Ombudsman

Property Ref:
EBN121433 - 0003

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.

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