



**Wooller Street, Eastbourne BN22 0BN**

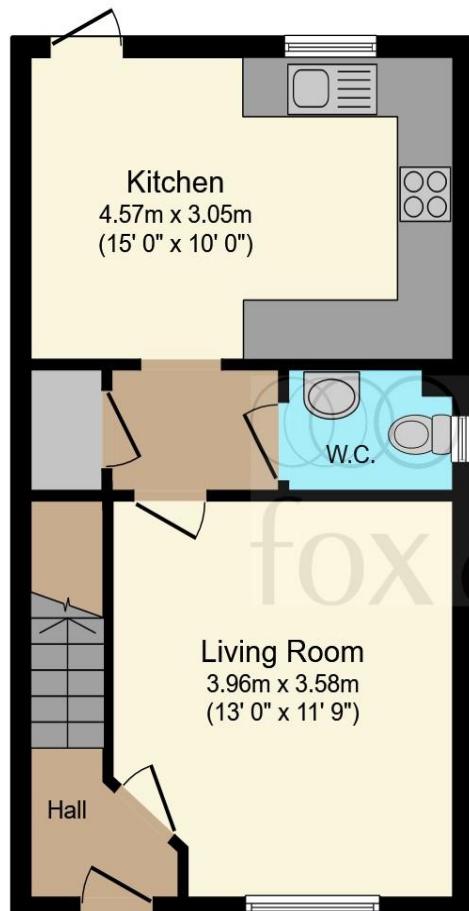
fox & sons

**welcome to**

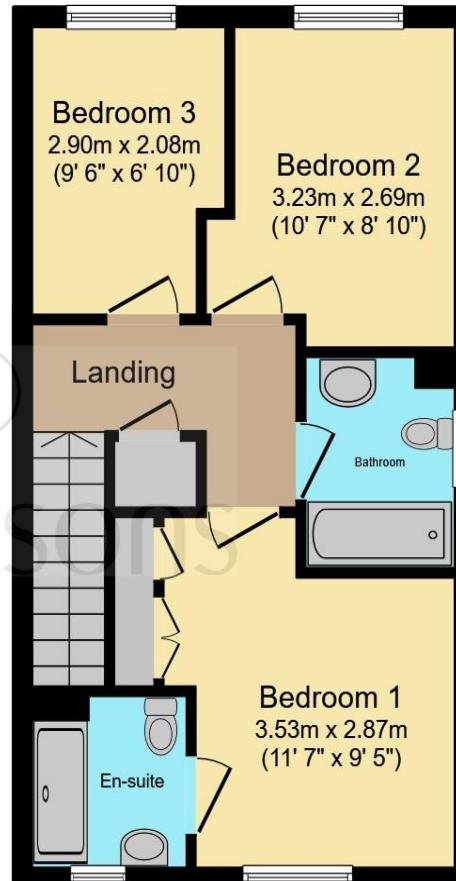
## **Wooller Street, Eastbourne**

Fox & Sons are pleased to welcome to the market this immaculately presented and substantially upgraded three bedroom semi detached house situated within a recently built development. Situated in the popular West Hampden Park residential location,





**Ground Floor**



**First Floor**

**Total floor area 77.4 m<sup>2</sup> (834 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)

## **Entrance Hall**

## **Lounge**

12' 10" max x 11' 8" max ( 3.91m max x 3.56m max )

## **Enhanced Kitchen**

15' max x 9' 11" max ( 4.57m max x 3.02m max )

## **Cloakroom**

## **First Floor Landing**

## **Bedroom 1**

11' 10" into recess x 9' 7" plus wardrobe ( 3.61m into recess x 2.92m plus wardrobe )

## **En - Suite**

## **Bedroom 2**

10' 7" into recess x 8' 10" into recess ( 3.23m into recess x 2.69m into recess )

## **Bedroom 3**

9' 7" x 6' 10" ( 2.92m x 2.08m )

## **Bathroom**

## **Front Garden**

## **Rear Garden**

## **Parking**

welcome to

## Wooller Street, Eastbourne

- \*\*\*GUIDE PRICE £390,000 - £400,000\*\*\*
- SEMI DETACHED HOUSE
- SUBSTANTIALLY UPGRADED BY CURRENT VENDORS
- SECURITY SYSTEMS
- DUAL ZONE HIVE HEATING SYSTEM

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

**£390,000 - £400,000**



**view this property online** [fox-and-sons.co.uk/Property/EBN120188](http://fox-and-sons.co.uk/Property/EBN120188)



Property Ref:  
EBN120188 - 0003

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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