



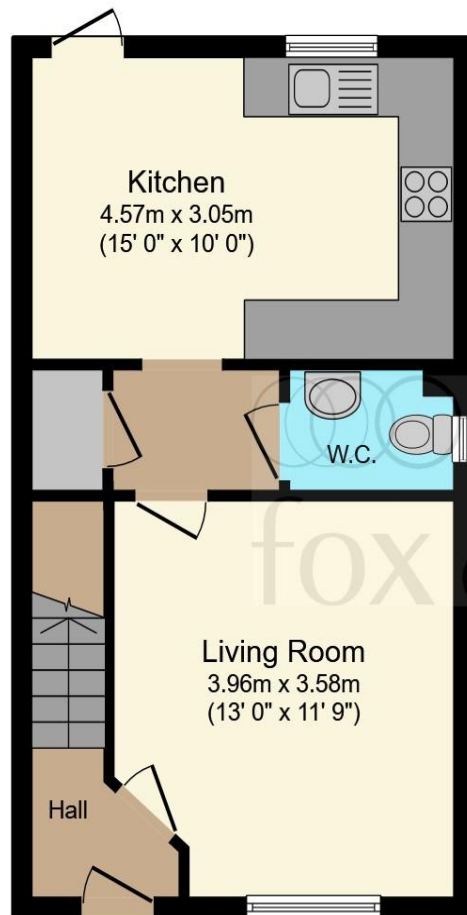
Wooller Street, Eastbourne BN22 0BN

welcome to

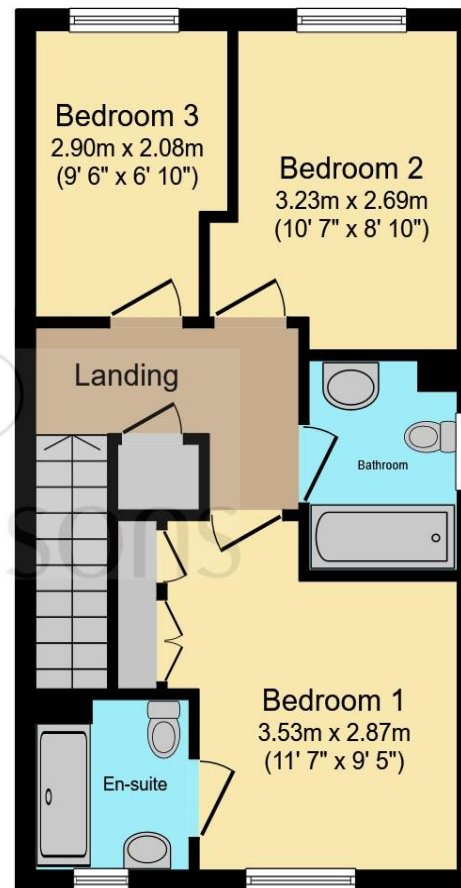
Wooller Street, Eastbourne

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 m² (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

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



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/EBN120188



Property Ref:
EBN120188 - 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.

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.


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