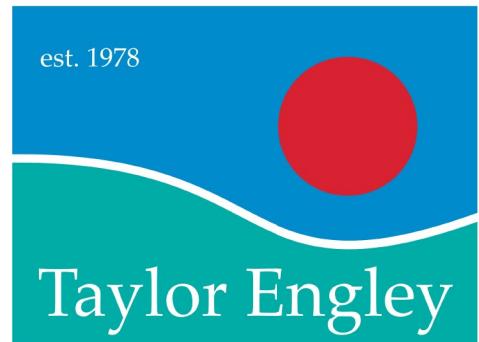


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4 Woburn Way, Eastbourne, BN22 0UU
Price £345,000 Freehold

Taylor Engley are pleased to bring to the market this spacious **THREE DOUBLE BEDROOM DETACHED BUNGALOW**, enjoying a large modern fitted kitchen/breakfast room, lounge, dining hall, **MASTER BEDROOM WITH EN-SUITE SHOWER ROOM**, two further bedrooms, and a bathroom with bath and separate shower cubicle. There is a large driveway offering off road parking for a number of vehicles and pleasant gardens to front and rear. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. EPC = B**



*** DINING HALL * MODERN FITTED KITCHEN/BREAKFAST ROOM * LOUNGE * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * TWO FURTHER BEDROOMS * FAMILY BATHROOM WITH BATH AND SEPARATE SHOWER * LARGE DRIVEWAY * GARDENS ***



FRONT DOOR TO:

DINING HALL

19'11 x 15'4 narrowing to 8'7 (6.07m x 4.67m narrowing to 2.62m)

Storage cupboard housing meters and the fuse board, hatch to loft space with fitted ladder, radiator.

KITCHEN/BREAKFAST ROOM

14'7 x 12'4 (4.45m x 3.76m)

Fitted with a range of cream fronted high gloss cupboards and drawers, space and plumbing for a washing machine and dishwasher, space for a cooker with an extractor hood over, wooden worksurfaces, space for an American style fridge freezer, radiator, wood laminate flooring, double glazed window with outlook to front, one and a half bowl sink unit, built-in cupboard housing the gas boiler.

LOUNGE

16'7 x 11'3 (5.05m x 3.43m)

Double glazed window overlooking the rear garden, door to garden, wood laminate flooring, two radiators, feature flame effect electric fire.

MASTER BEDROOM

11'3 x 10'3 (3.43m x 3.12m)

Wood laminate flooring, double glazed window with outlook over the rear garden, radiator. Door to:

EN-SUITE SHOWER ROOM

White suite comprising low level WC, washbasin, shower cubicle, heated towel rail, extractor fan.

BEDROOM TWO

12'3 x 11'3 (3.73m x 3.43m)

Wood laminate flooring, radiator, double glazed window with outlook to rear, built-in wardrobe cupboards and drawers.

BEDROOM THREE

10'4 x 10'3 (3.15m x 3.12m)

Wood laminate flooring, radiator, double glazed window with outlook to front.

FAMILY BATHROOM

White suite comprising corner shower cubicle, bath, washbasin, WC, double glazed window to front, extractor fan, heated towel rail.

DRIVEWAY

Spacious driveway, providing off road parking for numerous vehicles.

GARDENS

Gardens to front side and rear, the rear garden offers lawned and patio areas, timber shed, outside plug sockets, a variety of shrubs and a gate to front access.

SOLAR PANELS

We have been advised that the solar panels are on a lease with Eco Vision. The lease expires in 2036 and can then be renewed.

(All details concerning the solar panels are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band D.

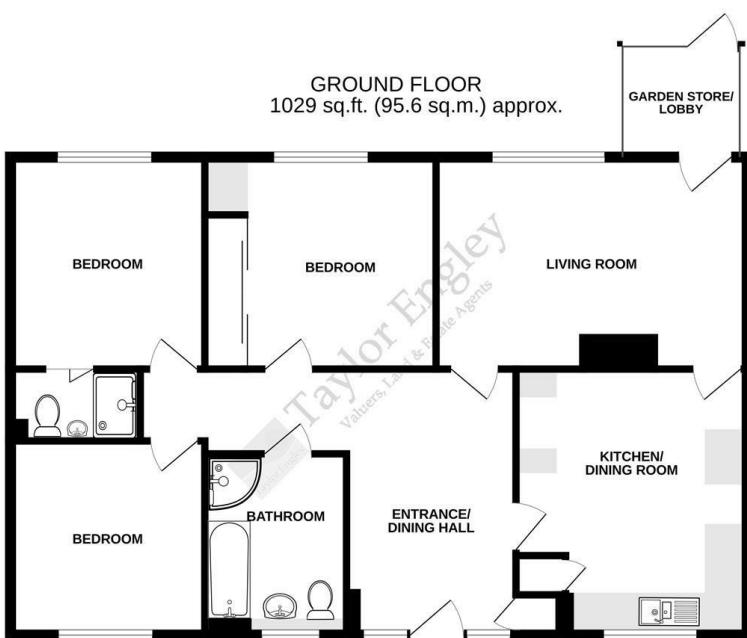
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Taylor Engley Ltd. and its employees accept no responsibility for any inaccuracies and any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	91	93
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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