

**Valuers, Land & Estate Agents**

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**Taylor Engley**



**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](http://www.checker.ofcom.org.uk)

## **COUNCIL TAX BAND:**

Council Tax Band D.

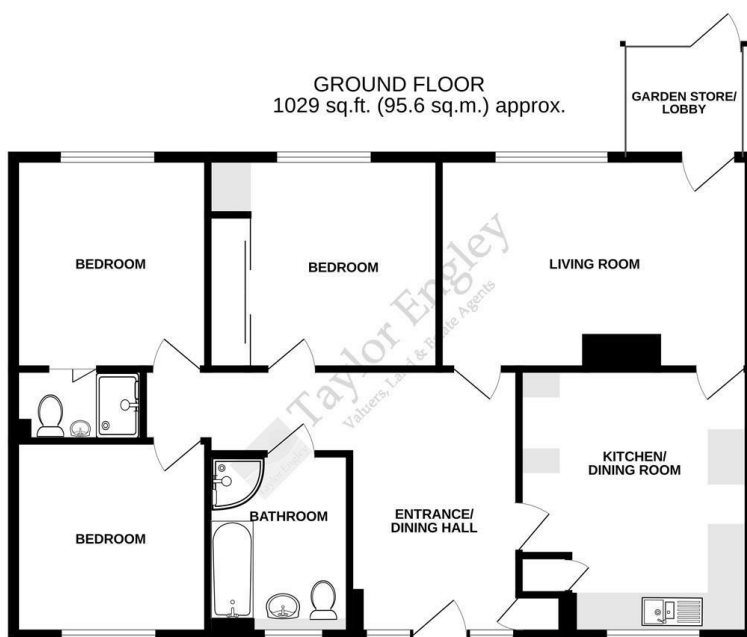
## **FOR CLARIFICATION:**

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.

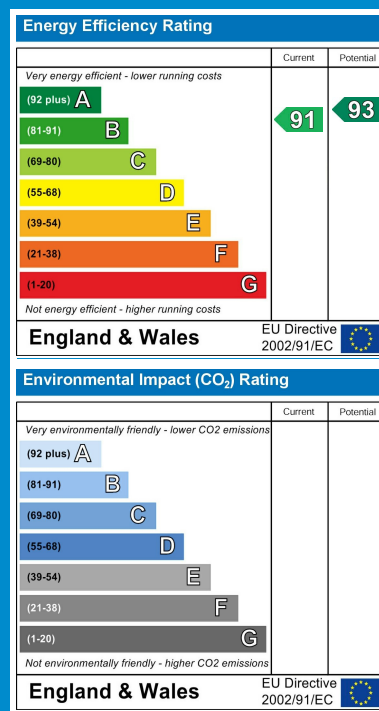
## **VIEWING ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLE.





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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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