

Valuers, Land & Estate Agents

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Eastbourne
East Sussex BN21 4PJ

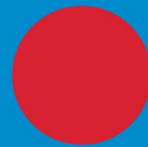
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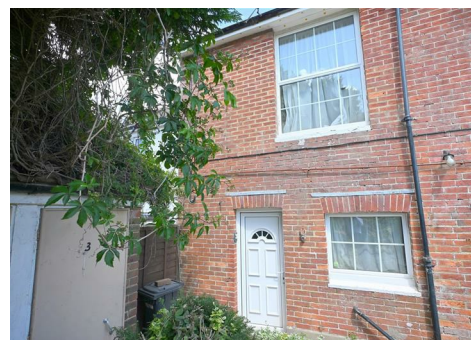
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est. 1978



Taylor Engley



3, Willow Brook Cottages Wannock Road, Wannock, Polegate, East Sussex, BN26 5PH

Asking Price £289,950 Freehold

****** CASH BUYERS ONLY **** A THREE BEDROOMED TERRACED HOME, in this favoured Wannock area. The property is considered to offer much potential but is in need of modernisation throughout and has no bathroom. The accommodation is arranged over three floors and features three spacious bedrooms and a rear garden enjoying a westerly aspect. EPC=E**



The property is situated within close proximity to the South Downs National Park where numerous scenic walks can be enjoyed and Polegate's High Street shops and mainline railway station are approximately one mile distant. Eastbourne's town centre which offers a comprehensive range of shopping facilities, theatres, seafront and mainline railway station is approximately four and a half miles distant.

*** FAVOURED WANNOCK AREA * SITTING ROOM * KITCHEN/DINING ROOM * THREE BEDROOMS * REAR GARDEN ENJOYING A WESTERLY ASPECT * IN NEED OF MODERNISATION * CASH BUYERS ONLY * THIS PROPERTY DOES NOT HAVE A BATHROOM * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Sitting Room

13' max x 12'11 max (3.96m max x 3.94m max)
(maximum measurements include depth of chimney breast)

Night storage heaters, outlook to front, door to:

Kitchen/Dining Room

13' max x 10'3 max (3.96m max x 3.12m max)
(13' max x 10'3 max reducing to 9'1 to chimney breast, maximum overall measurements provided, exclude understairs recess)

Dining area, Fireplace with adjacent shelved cupboard, under stairs storage cupboard, Kitchen area, sink unit with Heatrae Sadia water heater, base unit, space for cooker, outlook to rear and door to rear garden, door opening to stairs:

Stairs rising to first floor.

First Floor Landing

Bedroom 1

13' x 11'9 (3.96m x 3.58m)

(11'9 to chimney breast)

Night storage heater, two built in cupboards, outlook to front.

Bedroom 2

13' x 9'1 (3.96m x 2.77m)

(9'1 to chimney breast)

Built in wardrobe cupboard and built in shelved cupboard, night storage heater, outlook to rear, door opening to stairs

Stairs rising to second floor.

Bedroom 3

17'6 max x 13'2 max (5.33m max x 4.01m max)

(13'2 max including depth of chimney breast)

Outlook to front.

Rear Garden

Considered to be a feature of the property, enjoying a westerly aspect, various mature shrubs providing a degree of privacy, three garden store sheds, greenhouse in need of repair, outside w/c.

NB

We are informed that the neighbouring property has a right of access through the rear garden and also have an outside w/c located within the rear garden of this property. The acting solicitors are to verify this information.

COUNCIL TAX BAND:

Council Tax Band - 'B' Wealden District Council

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

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.



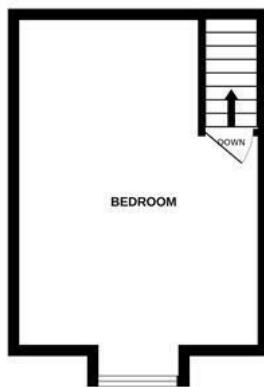
GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



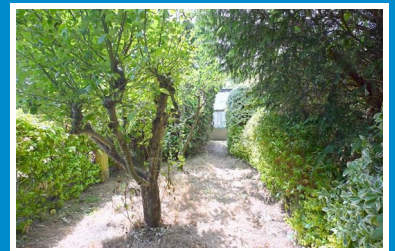
2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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 mis-statement. 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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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		
	44	68

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) 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.