



3 Wannock Lane, Eastbourne, BN20 9SB

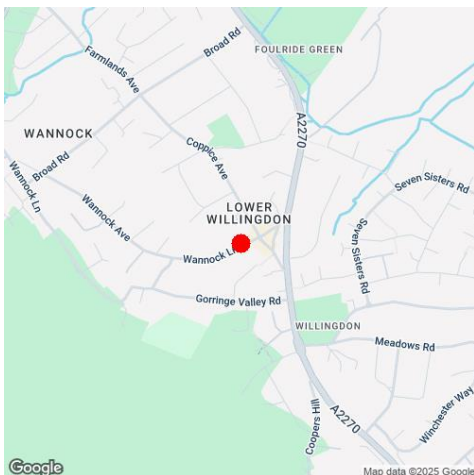
Price £550,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Appointed to an exceptionally high standard- A newly refurbished three bedroom detached bungalow available chain free, providing unusually spacious accommodation enjoying a highly prized and convenient residential location, close to The South Downs in Lower Willingdon. The accommodation comprises a superb 20' x 13' kitchen/dining room with casement doors opening onto the 60' southerly facing rear garden. The kitchen area is fitted with a comprehensive range of wall and base units set beneath granite work surfaces with a central island with twin sink units. A range-style cooker, American fridge/freezer, integrated dishwasher and wine chiller are included with the sale. The three bedrooms are all of a good size with the principal bedroom having a beautifully appointed en-suite shower room whilst the other two are served by a re-fitted bathroom with deep freestanding bath. The garden extends to approximately 60' at the rear and affords partial views to The South Downs and off-road parking for two vehicles at the front. Local shopping facilities are within 100 yards or so at The Triangle whilst Polegate High Street and mainline railway are approximately 2 miles away. NB The vendors are willing to include the furniture and other fixtures and fittings if required.





At a Glance:

- Newly refurbished to a high standard throughout
- Three generous bedrooms
- Superb 20' x 13' kitchen/dining room
- Two bath/shower rooms (one en-suite)
- 60' rear garden
- Gas central heating with newly installed boiler
- Sealed unit double glazing
- Off-road parking
- No onward chain

Accommodation:

HALLWAY

SITTING ROOM

13'6" (4.11m) x 15'1" (4.6m)

KITCHEN / DINING ROOM

13'6" (4.11m) x 20'8" (6.3m)

BEDROOM 1

9'1" (2.77m) x 20'0" (6.1m)

EN-SUITE SHOWER ROOM

BEDROOM 2

12'5" (3.78m) x 10'10" (3.3m) with dressing area

BEDROOM 3

7'9" (2.36m) x 12'0" (3.66m)

FAMILY BATHROOM

OUTSIDE:

FRONT & REAR GARDENS

DRIVEWAY

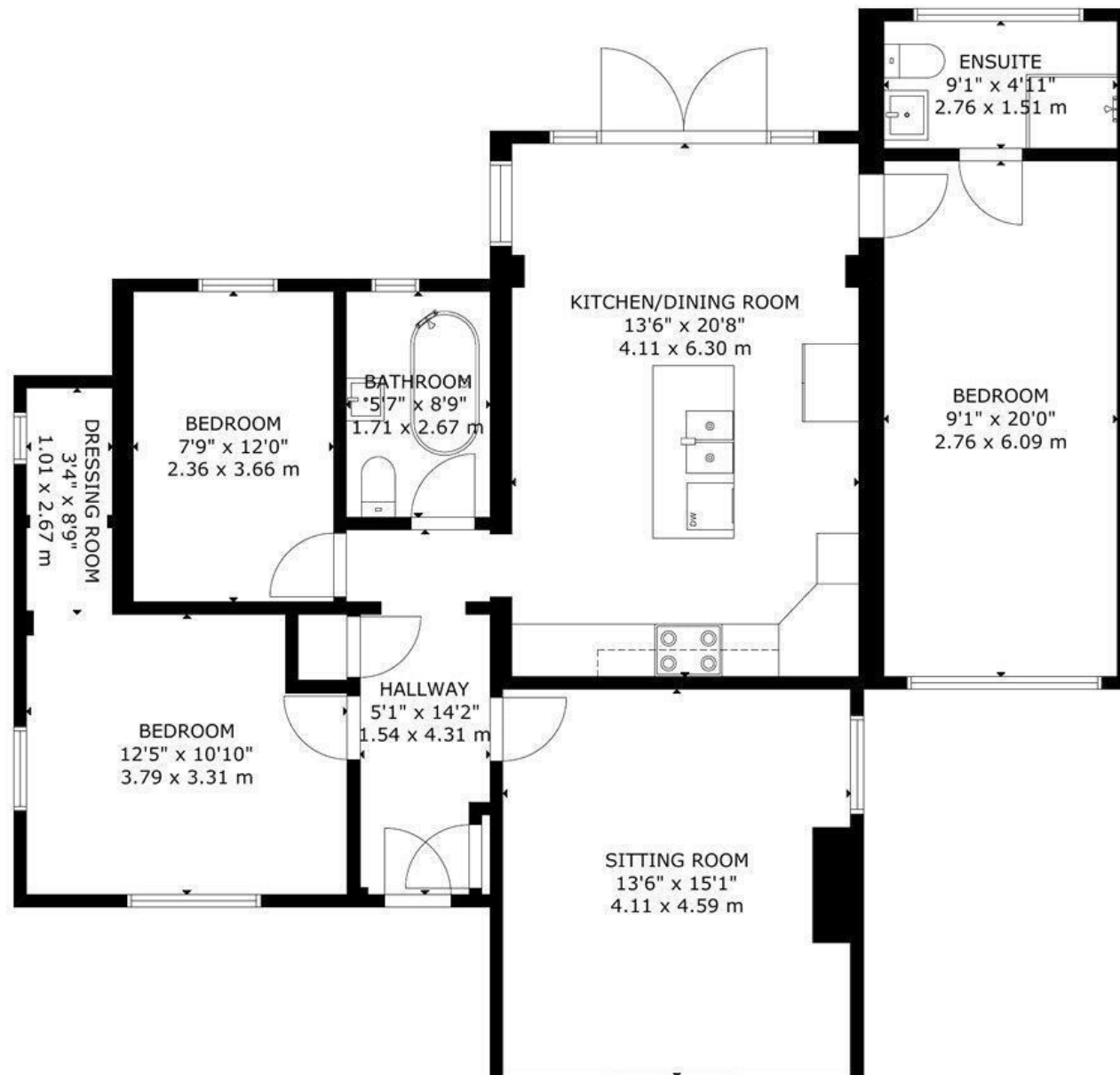
COUNCIL TAX:

Band 'E'

EPC:

'D'





Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

LS Leaper Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB
01323 416716

28 Meads Street, Eastbourne BN20 7QY
01323 737962

website
www.leaperstanbrook.co.uk

email
sales@leaperstanbrook.co.uk