



71 Wannock Lane, Eastbourne, BN20 9SG

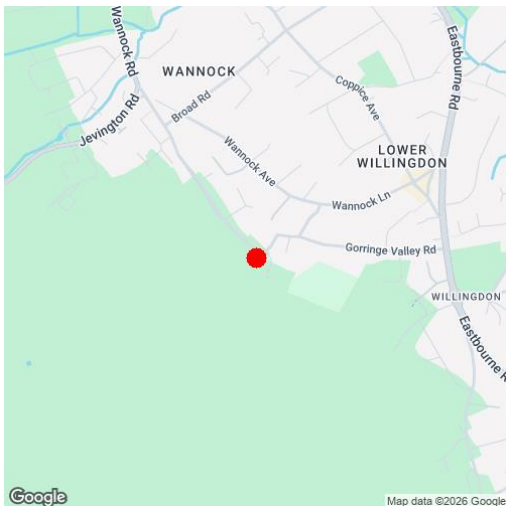
Price £520,000 | Freehold

LS Leaper
Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

Occupying a delightful secluded position and siding directly on to The South Downs National Park- A charming three bedroom detached cottage-style property with double garage available with no onward chain. The cottage is situated at the head of a small lane serving just two properties and is set within delightful lawned gardens to the front and rear. The accommodation comprises two reception rooms, a fitted kitchen/breakfast room with integrated Bosch double oven and hob together with a bathroom on the ground floor. There are three bedrooms on the first floor, two of which afford delightful views over the adjacent countryside and there is a further shower room. The delightful gardens are an important feature and extend to approximately 70' at the rear. They are principally laid to lawn and are adjacent to The South Downs National Park on the south side. The house is presented for sale in clean and tidy decorative order and other benefits include gas central heating and sealed unit double glazing. Located at the foot of the South Downs on the borders of Willingdon and Wannock, the house is ideally situated for those who enjoy an active lifestyle and with schools catering for most age groups in the vicinity it is also an ideal location for families.





At a Glance:

- Wonderful location at the foot of the South Downs, siding on to The South Downs National Park
- Secluded location at the head of a small lane
- Three bedrooms
- Two reception rooms
- Two bath/shower rooms
- Delightful gardens
- Double garage
- Gas central heating & Sealed unit double glazing
- No onward chain

Accommodation:

FRONT DOOR

HALL

SITTING ROOM

19'10" (6.05m) x 10'0" (3.05m) opening to:-

DINING ROOM

10'0" (3.05m) x 10'0" (3.05m)

KITCHEN/BREAKFAST ROOM

14'6" (4.42m) x 10'6" (3.2m)

BATHROOM/WC

FIRST FLOOR

BEDROOM 1

14'6" (4.42m) x 10'0" (3.05m)

BEDROOM 2

13'0" (3.96m) x 8'3" (2.51m)

BEDROOM 3

10'0" (3.05m) x 13'10" (4.22m) Including Wardrobes

SHOWER ROOM/WC

OUTSIDE:

SECLUDED GARDENS TO THE FRONT & REAR

the latter approx 70`

DOUBLE GARAGE

ADDITIONAL OFF ROAD PARKING

COUNCIL TAX:

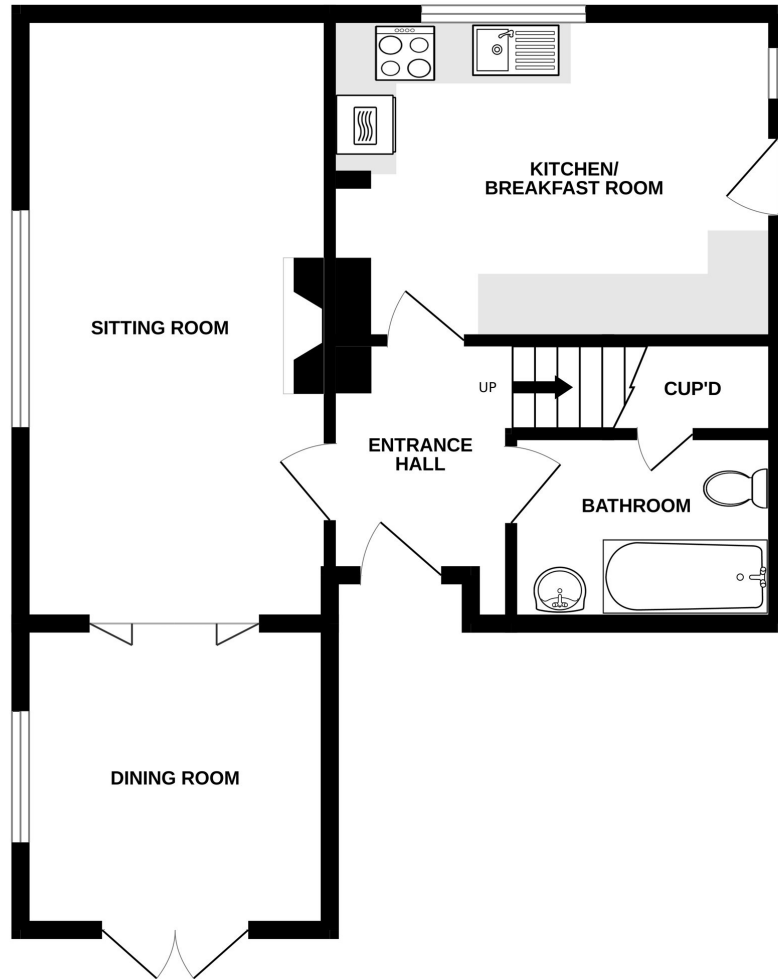
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EPC:

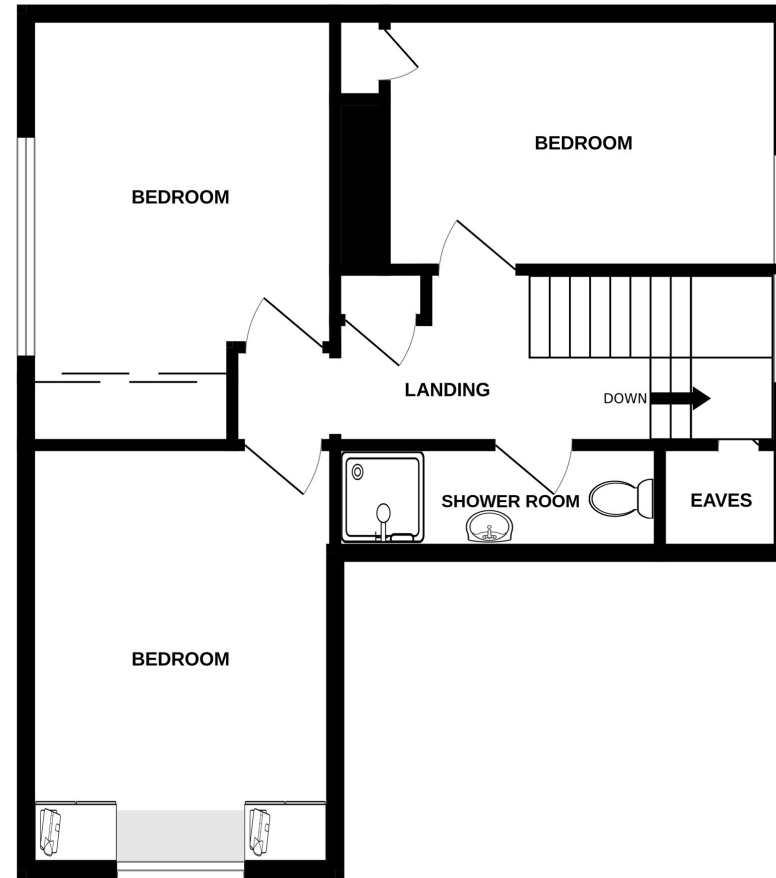
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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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

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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.

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