

46 Wannock Lane, Willingdon, Eastbourne, BN20 9SD

Price £395,000 | Freehold

Leaper Stanbrook

TOWN CENTRE OFFICE
01323 416716

MEADS STREET OFFICE
01323 737962

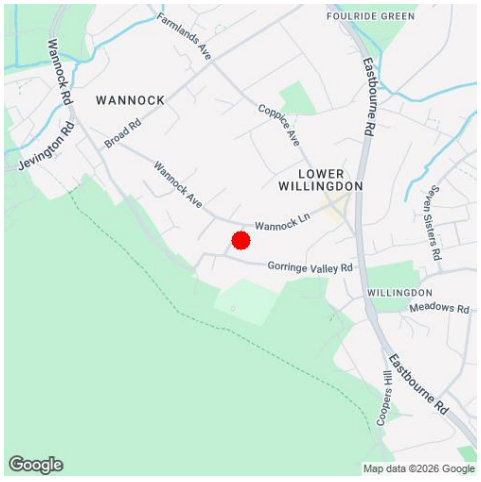
Available with no onward chain- A three bedroom detached bungalow set well back from the road within sizeable gardens in excess of 80` securing delightful views to the South Downs. The bungalow has been in the ownership of the same family since it was first constructed and provides versatile accommodation currently comprising a sitting room, three bedrooms, a kitchen communicating with the dining room and a shower room/wc. Although requiring redecoration and modernisation, the property benefits from gas central heating and sealed unit double glazing and presents an excellent opportunity to create a superb home in a style and configuration of the new owners choosing. There is ample off-road parking to the front with a driveway providing access to the detached garage. The gardens are an important feature, being principally laid to lawn with mature trees and shrubs. Located in the favoured Willingdon area of Eastbourne, the bungalow provides easy access to The South Downs National Park, with local shopping facilities and schools in the



















At a Glance:

- Favoured Willingdon location
- Easy access to The South Downs National Park
- Owned by the same family since it was built
- Three bedrooms
- Kitchen/dining room
- Garage
- 80` rear garden
- No onward chain



Accommodation:

FRONT DOOR

VESTIBULE

SITTING ROOM
14'3" (4.34m) x 10'0" (3.05m)

KITCHEN / DINING ROOM
18'4" (5.59m) x 10'0" (3.05m)

BEDROOM 1
12'4" (3.76m) x 8'6" (2.59m)

BEDROOM 2
11'0" (3.35m) x 10'0" (3.05m)

BEDROOM 3
10'0" (3.05m) x 9'0" (2.74m) plus door recess

SHOWER ROOM / WC

OUTSIDE:

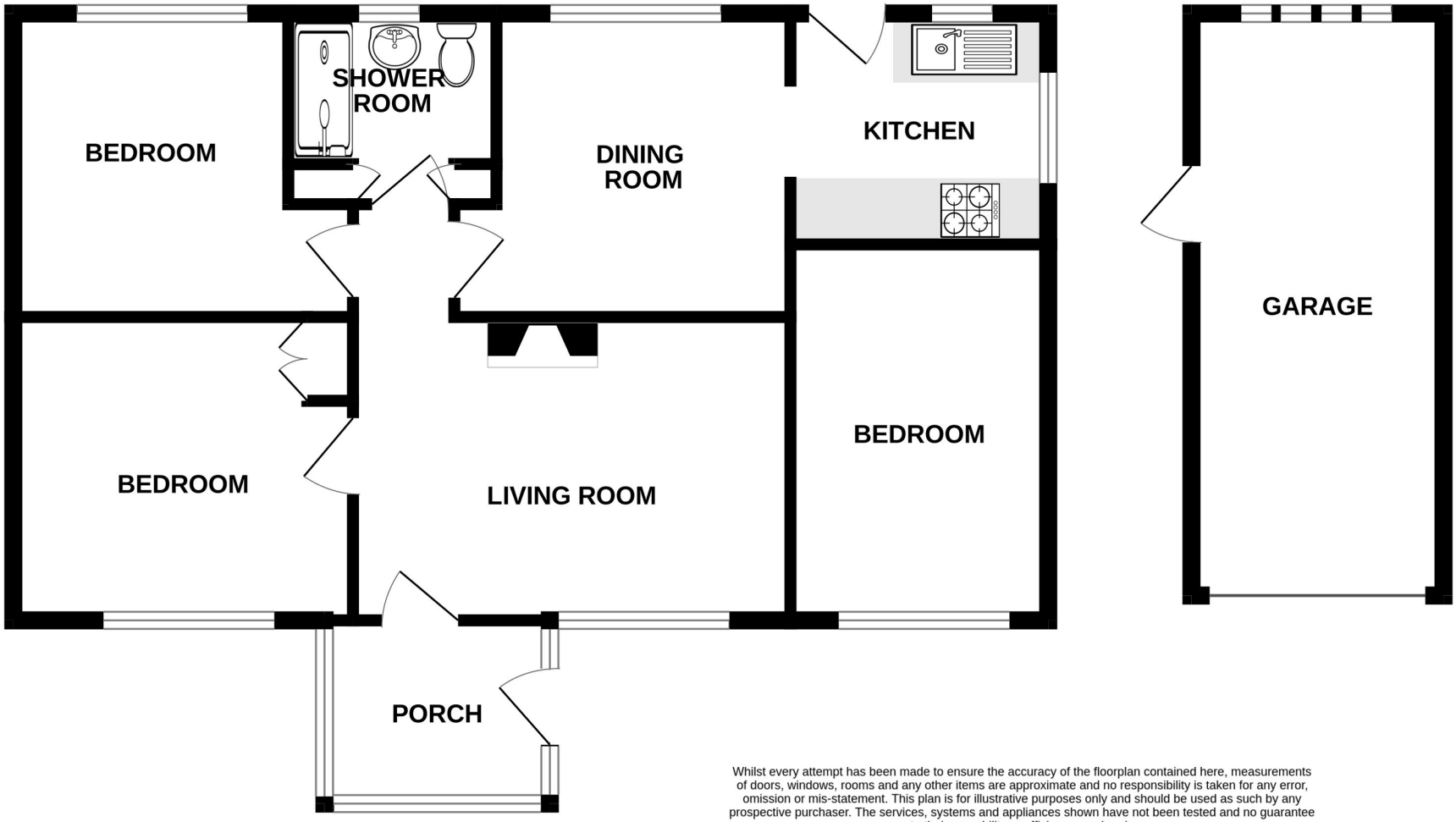
GARDEN
approximately 80ft

GARAGE & OFF ROAD PARKING

COUNCIL TAX:
Band `D`

EPC:
Band `D`

GROUND FLOOR



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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Ref: 1

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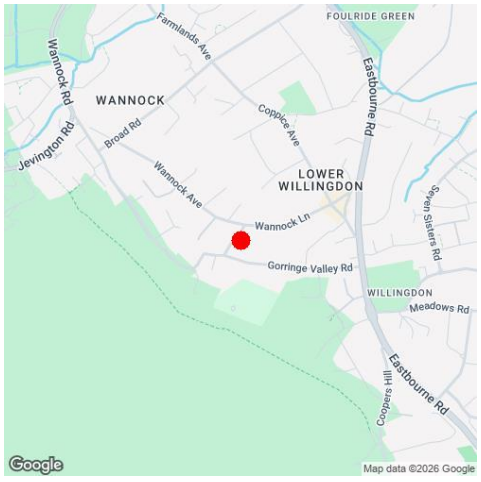
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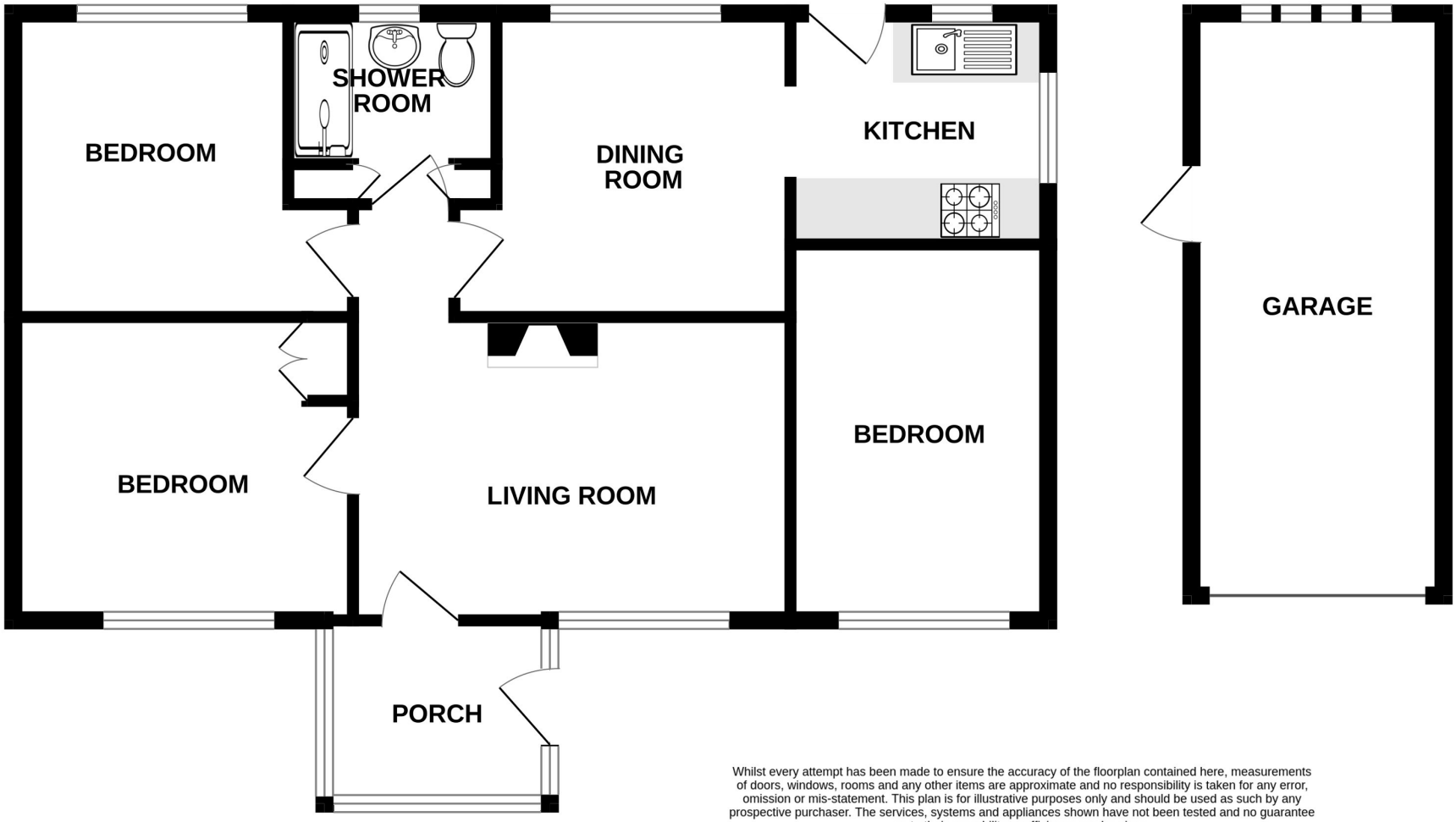
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