TOWN PROPERTY

01323 412200

Freehold

3 Bedroom | 1 Reception | 2 Bathroom

Guide Price
£330,000 - £340,000









97 Wooller Street, Eastbourne, BN22 0DA

*** GUIDE PRICE £330,000 - £340,000 *** An extremely well presented three bedroom semi detached house located on the popular Meadowburne Place development in Lower Willingdon. Benefitting from wonderful far reaching views of the South Downs the house benefits from a kitchen/dining room with integrated appliances and access to the sizeable rear garden, a ground floor cloakroom and lounge with downland views. The first floor comprises of three bedrooms the master having an En suite shower room and a further family bathroom. There are two tandem parking spaces to the side of the property. Hampden Park village shops, local schools and mainline railway station are all within a mile and a half. An internal inspection comes highly recommended.

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Main Features

- Semi Detached House
- 3 Bedrooms
- Lounge
- Ground Floor Cloakroom
- Kitchen/Dining Room
- En Suite Shower Room/WC
- Family Bathroom/WC
- Lawn & Patio Rear Garden
- Two Tandem Parking Spaces
- CHAIN FREE

Entrance
Front door to-

Hallway
Radiator. Wood effect flooring. Stairs to first floor.

Lounge
12'7 x 11'5 (3.84m x 3.48m)
Radiator. Wood effect flooring. Double glazed window to front aspect with far reaching views towards the South Downs.

Inner Hallway
Wood effect flooring. Understairs cupboard. Door to-

Ground Floor Cloakroom
Low level WC. Pedestal wash hand basin. Radiator. Wood effect flooring. Frosted double glazed window.

Kitchen/Dining Room
14'7 x 9'8 (4.45m x 2.95m)
Fitted range of high gloss wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Four ring gas hob with electric oven under and extractor over. Integrated fridge freezer, washing machine and dishwasher. Wood effect flooring. Radiator. Double glazed window to rear aspect. Double glazed french doors to garden.

Stairs from Ground to First Floor Landing
Radiator. Airing cupboard with fixed shelving. Loft access (not inspected).

Bedroom 1
9'3 x 8'4 (2.82m x 2.54m)
Radiator. Double glazed window to front aspect with far reaching views towards the South Downs. Door to-

En Suite Shower Room/WC
Shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Wood effect flooring. Part tiled walls. Frosted double glazed window.

Bedroom 2
10'6 x 7'9 (3.20m x 2.36m)
Radiator. Double glazed window to rear aspect.

Bedroom 3
9'5 x 6'9 (2.87m x 2.06m)
Radiator. Double glazed window to rear aspect.

Outside
The rear garden is laid to patio and lawn with flowerbeds and gated side access.

Parking
There are two tandem parking spaces to the side of the property.

COUNCIL TAX BAND = C

EPC = B

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.